



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

Ted Wheeler, Mayor
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Date: August 25, 2020

From: Grace Jeffreys, Land Use Services
503-823-7840 / Grace.Jeffreys@portlandoregon.gov

REQUEST FOR RESPONSE

Case File: LU 20-123610 DZM - NW 23rd and Marshall Apartments
Pre-App: PC # 19-227727

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 Grace Jeffreys 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: September 24, 2020 – 30 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: October 5, 2020**
- **A public hearing before the Design Commission is tentatively scheduled for October 15, 2020, 1:30pm**

Applicant: Richard Dobrot, GBD Architects Incorporated
1120 NW Couch St, Suite 300, Portland, OR 97209

**Representative/
Owner** Seth Garey, CE John Properties 71 LLC
1701 SE Columbia River Dr, Vancouver, WA 98661

Site Address: 1137 NW 23RD AVE

Legal Description: BLOCK 2 LOT 1&2, GOLDSMITHS ADD; BLOCK 2 LOT 3&4,
GOLDSMITHS ADD

Tax Account No.: R331300220, R331300240

State ID No.: 1N1E33BB 03000, 1N1E33BB 03100

Quarter Section: 2927

Neighborhood: Northwest District, contact Greg Theisen at
planning@northwestdistrictassociation.org.

Business District: Nob Hill, contact Nob Hill at nobhillportland@gmail.com.

District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Plan District: Northwest

Zoning: **CM2 (MU-U)d, m;** Commercial/Mixed Use 2 (CM2) with Design (d) and
Centers Main Street (m) overlays.

Case Type: **DZM,** Design Review with Modification requests

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 applicant seeks Design Review approval for a proposed new five-story mixed-use building, with 74 apartment units on four floors above approximately 10,000 sf of ground level retail, located in the Northwest Plan District. One level of below grade parking for 44 cars, one B sized loading space, and 91 bikes will be accessed off NW Northrup Street. Primary cladding materials include brick and metal panels with vinyl windows, ground level wood and aluminum storefront glazing, metal canopies and board formed and painted concrete at the base.

The following four (4) Modifications are requested:

1. Bike Parking– stall widths (PZC 33.266.220.C.3.b). The proposal is for vertical bike racks installed with a 1'-6" spacing instead of 2'-0".
2. Transit Street Main Entrance (PZC 33.130.242.C.3.c). The proposed main entrance to the residential portion of the building is located on NW Marshall, approximately 70 feet from NW 23rd Avenue (transit street).
3. Setbacks (33.130.215.B.2.b). The proposal alters the required L3 landscape screening to the west due to substantial grade differences.
4. Vehicle Parking (33.130.266.130 Table 266-4). Two stalls are proposed to be slightly obstructed by structural columns at the front of the stall, effectively reducing the stall depth to 15'-0" instead of the required 16'-0".

Design Review is required for new development in a design overlay zone (PZC 33.420.041). A Type III procedure is required because this development is in a design overlay zone and exceeds the value of \$2,366,000 (PZC 33.825.025). Modifications are required because the applicant is requesting to not meet the standards indicated above.

Notes to reviewers:

- Utility plan can be found in the "Appendix", page 3.
- Drainage Report provided in separate document.

- Work to Street trees can be found in the “Appendix” page 4

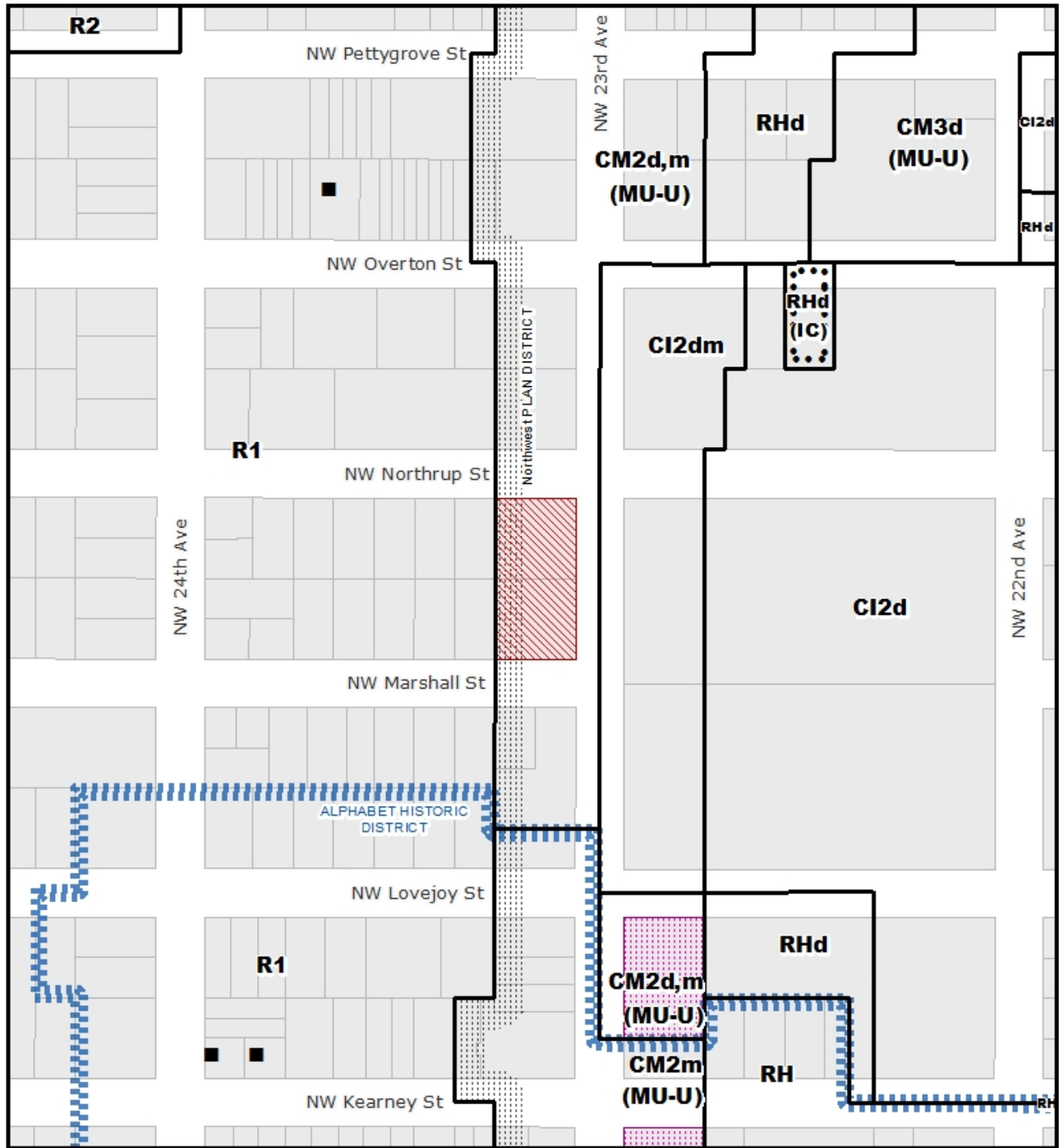
Approval Criteria:

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*
- *PZC Section 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 filed, provided that the application is complete at the time of filing, or complete within 180 days. This application was filed on February 26, 2020 and determined to be complete on **August 20, 2020**.

Enclosures: Zoning Map, Site Plan, Elevations



ZONING

↑ NORTH
NORTHWEST PLAN DISTRICT

-  Site
-  Also Owned Parcels
-  Historic Landmark

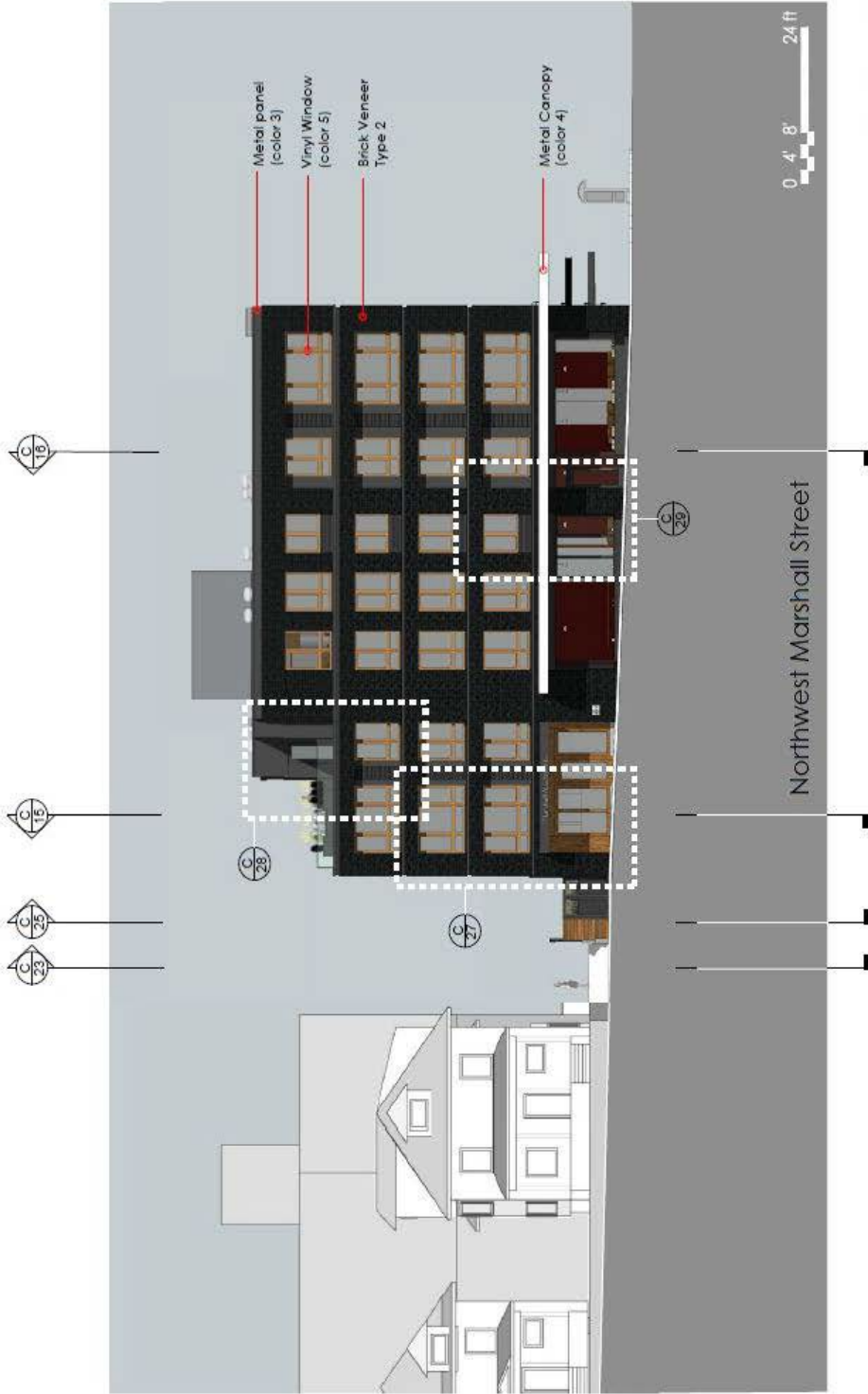
File No.	LU 20 - 123610 DZM
1/4 Section	2927
Scale	1 inch = 163 feet
State ID	1N1E33BB 3100
Exhibit	B Mar 02, 2020



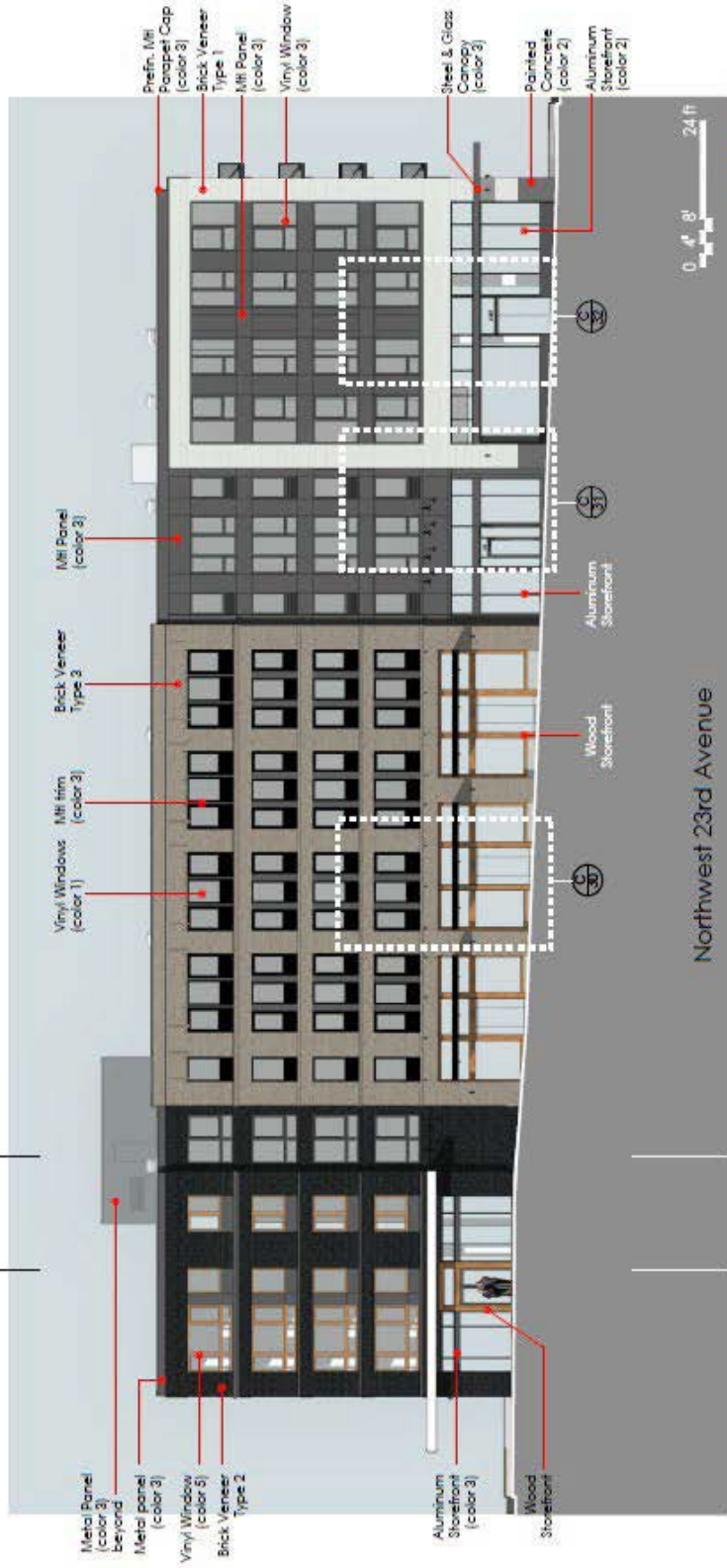
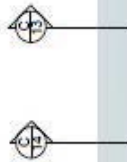
L020-123610 D2M C.1

NW 23RD AND MARSHALL APARTMENTS, PORTLAND, OREGON

Good Samaritan Hospital
C.E. JOHNS PROPERTIES 71, LLC



ELEVATION - SOUTH



ELEVATION - EAST

