



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

Dan Ryan, Commissioner
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Date: May 3, 2022
To: Interested Person
From: Amanda Rhoads, Land Use Services
503-865-6514/Amanda.Rhoads@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 May 24, 2022. Your comments must be e-mailed to the assigned planner listed above;** please include the Case File Number, LU 22-131571 AD, in your e-mail.

If you do not have access to e-mail, please telephone the planner listed above about submitting comments. Please note that all correspondence received will become part of the public record.

CASE FILE NUMBER: LU 22-131571 AD

Applicant: Doug Sheets | Lever Architecture
4713 N Albina Ave, Fourth Floor | Portland, OR 97217
503-928-6040 | doug@leverarchitecture.com

**Owner/
Representative:** Patrick Kessi | 1706, LLC
3330 NW Yeon Ave., Ste 120 | Portland, OR 97210

Site Address: 2375 NW SAVIER ST

Legal Description: BLOCK 312 TL 8500, BALCHS ADD
Tax Account No.: R051000010
State ID No.: 1N1E28CC 08500
Quarter Section: 2827

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

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

District Coalition: Neighbors West/Northwest, contact at admin@nwnw.org

Plan District: Northwest

Zoning: CM2d,m – Commercial/Mixed Use 2 with “d” Design Overlay and “m”
Centers Main Streets Overlay Zones

Case Type: AD – Adjustment Review

Procedure: Type II, an administrative decision with appeal to the Adjustment
Committee.

Proposal:

Permits have been submitted to construct a four-story, 39,965-square-foot office headquarters for a digital marketing agency on the subject site (22-113095 CO). The building is proposed to be located at the southwest corner of the site at NW Savier St and NW 24th Ave. The site will also have a surface parking lot with 15 parking spaces on the eastern portion and a green space in the center. The applicants are proposing to meet Design Standards and are designing the project based on the assumption that the northern portion of the site will be separated and not part of the development as reflected in the approved Lot Confirmation 21-090754 LC.

The applicant is requesting two Adjustments to the Zoning Code for the proposal. First, the applicant requests an Adjustment to Zoning Code Section 33.130.222.C, Façade Articulation. This standard requires façades on buildings in the CM2 and other zones that are more than 35 feet tall and that have façade areas greater than 3,500 square feet within 20 feet of a street property line to offset at least 25 percent of the façade from the rest by at least 2 feet in depth. The proposal does separate the façade into distinct planes, but the change in plane is less than the minimum 2 feet.

The second Adjustment is to the loading standards. Per Zoning Code Section 33.266.310.C.2.b, the proposal requires one loading space meeting Standard A (the loading space must be at least 35 feet long, 10 feet wide, and have a clearance of 13 feet). The applicant requests an Adjustment to this section to provide a Standard B space instead (the loading space must be at least 18 feet long, 9 feet wide, and have a clearance of 10 feet).

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33.

33.805.040 Approval Criteria

Adjustment requests will be approved if the review body finds that the applicant has shown that approval criteria A. through F. below have been met.

- A.** Granting the adjustment will equally or better meet the purpose of the regulation to be modified; and
- B.** If in a residential, CI1, or IR zone, the proposal will not significantly detract from the livability or appearance of the residential area, or if in an OS, C, E, I, or CI2 zone, the proposal will be consistent with the classifications of the adjacent streets and the desired character of the area; and
- C.** If more than one adjustment is being requested, the cumulative effect of the adjustments results in a project which is still consistent with the overall purpose of the zone; and
- D.** City-designated scenic resources and historic resources in Historic, Conservation and National Register Districts and within the boundaries of Historic, Conservation and National Register Landmarks are preserved; and *(not applicable)*
- E.** Any impacts resulting from the adjustment are mitigated to the extent practical; and
- F.** If in an environmental zone, the proposal has as few significant detrimental environmental impacts on the resource and resource values as is practicable; *(not applicable)*

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 April 12, 2022 and determined to be complete on April 26, 2022.

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.

If you are interested in viewing information in this file, please contact the planner listed on the front of this notice. The planner can email you documents from the file. A fee would be required for all requests for paper copies of file documents. Additional information about the City of Portland, and city bureaus is available online at <https://www.portland.gov>. A digital copy of the Portland Zoning Code is available online at <https://www.portlandoregon.gov/zoningcode>.

APPEAL PROCESS

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Adjustment Committee. 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
South Façade Articulation Diagrams