



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

Dan Ryan, Commissioner
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www.portland.gov/bds

Date: 5/6/22

From: Staci Monroe, Land Use Services
503-865-6516 / staci.monroe@portlandoregon.gov

REQUEST FOR RESPONSE

Case File: LU 22-115673 DZ – Sandy Pine
Pre App: PC # 21-077981

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 Staci Monroe 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: 5/31/22 – 25 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: 6/6/22**
- **A public hearing before the Design Commission is tentatively scheduled for June 16, 2022**

Applicant: Jonathan Heppner | Lever Architecture PC
4713 N Albina Ave, Fourth Floor | Portland, OR 97217

Payor: Marc Coluccio | Solterra
2909 1st Ave S | Seattle, WA 98134

Owner: Brian Heather | Sandypine LLC
2909 1st Ave S | Seattle, WA 98134

Site Address: 900 SE SANDY BLVD

Legal Description: BLOCK 200 LOT 1 EXC PT IN ST LOT 2-8, EAST PORTLAND; BLOCK 200 LOT 3-6, EAST PORTLAND

Tax Account No.: R226513350, R226513370

State ID No.: 1N1E35CD 08800, 1N1E35CD 08900

Quarter Section: 3031

Neighborhood: Buckman, contact John Rose or Josh Baker at buckmanlandusepdx@gmail.com

Business District: Central Eastside Industrial Council, contact ceic@ceic.cc.

District Coalition: Southeast Uplift, contact Matchu Williams at matchu@seuplift.org

Plan District: Central City - Central Eastside

Other Designations: None

Zoning: EXd – Central Employment Zone with a Design Overlay Zone

Case Type: DZM – Design Review with Modification

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 requests Design Review approval for a new 12-story, 125' tall mass-timber high rise with 2.5 levels of subgrade parking. The building will provide 276 residential units, 6 of which are live/work, 14,501 SF commercial space, and 201 parking stalls for the residential tenants. Amenity spaces both on the ground and 11th floor are provided. The building materials include brick, metal panel, and aluminum window and storefront systems. The project also includes a non-standard improvement to the SE 9th frontage. The proposed alterations would reduce the travel lane on SE 9th to 14' wide and limit to bike access only. The sidewalk would be extended to create an enlarged furnishing zone with outdoor seating, landscaping planters, special paving and overhead lights.

The following Modification is also requested:

- *Maximum Building Setback* – To not meet the 10' building setback along a portion of SE Sandy (Section 33.140.215.C).

This new development requires a Type III Design Review per Sections 33.420.041.A and 33.825.025.A, Table 825-1.

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:

- Central City Fundamental Design Guidelines
- Central Eastside 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 February 22, 2022 and determined to be complete on 5/4/22.

Enclosures: Zoning Map, Site Plan