



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

Dan Ryan, Commissioner
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Date: 8/2/2022
To: Interested Person
From: Tanya Paglia, Land Use Services
503-865-6518/Tanya.Paglia@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 8/23/2022. Your comments must be e-mailed to the assigned planner listed above;** please include the Case File Number, LU 22-157148 DZM, 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 22-157148 DZM – SW PARK APARTMENTS

Applicants: Ralph Tahran | Tahran Architecture & Planning LLC
13741 Knaus Road | Lake Oswego, OR 97034
ralphtahran@comcast.net

Developer: Nathaniel Rosemeyer | Main Street Development
4035 S Kelly St | Portland, OR 97239

Owner/Agent: Rowen Rystadt | Park Ave PSU LLC
5331 SW Macadam Ave #258 Pmb 208 | Portland, OR 97239

Site Address: 2057 SW PARK AVE

Legal Description: BLOCK 234 E 70' OF LOT 1 N 1/2 OF LOT 2, PORTLAND; BLOCK 234 N 1/2 OF LOT 2, PORTLAND

Tax Account No.: R667725410, R667725450

State ID No.: 1S1E04DA 08800, 1S1E04DB 00700

Quarter Section: 3228

Neighborhood: Southwest Hills Residential League, contact at landuse@swhrl.org

Business District: None

District Coalition: Neighbors West/Northwest, contact at Darlene Urban Garrett at darlene@nwnw.org

Plan District: None

Zoning: RM4d, Residential Multi-Dwelling 4 with a Design Overlay
Case Type: DZ, Design Review
Procedure: Type II, an administrative decision with appeal to the Design Commission.

Proposal:

The applicant seeks design review approval for a proposed twelve-story affordable housing apartment building with 98 residential units. The majority of the structure will be prefabricated and the modular units with a stucco panel exterior will be assembled on site. The proposed building will be set into the sloping site with the main entry lobby at existing sidewalk grade on SW Park Avenue with an arcaded entry plaza wrapping the corner of SW Park Avenue and SW Clifton St. The 6,000 SF site located at the southeast corner of SW Clifton St and SW Park Ave is currently developed with two older, two-story single-family homes that will be deconstructed.

Modification requests [PZC 33.825.040]:

1. Reduce the required minimum front building setback (east side setback along SW Park Ave) from the required 5 feet to 0 feet (33.120.220)
2. Reduce the required minimum side building setback for a lot line that is a street lot line (north side setback along SW Clifton St) for buildings that are more than 55 feet tall from the required 5 feet to 0 feet (33.120.220)

Design review is required because the proposal is for exterior alterations in a Design Overlay zone.

Relevant Approval Criteria:

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

- Portland Citywide 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 submitted, provided that the application is complete at the time of submittal, or complete within 180 days. This application was submitted on June 24, 2022 and determined to be complete on 7/29/2022.

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 Design Commission. 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; East and North Elevations; West and South Elevations