



**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](http://www.portland.gov/bds)

**Date:** September 16, 2022  
**To:** Interested Person  
**From:** Andrew Gulizia, Land Use Services  
503-865-6714/Andrew.Gulizia@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 contact 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 October 7, 2022. Your comments must be emailed to the assigned planner listed above;** please include the Case File Number, LU 22-156802 AD, in your email. If you do not have access to email, 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 22-156802 AD**

**Applicant:** Gabe Headrick  
Steelhead Architecture  
5210 SE 26th Ave.  
Portland, OR 97202  
(503) 348-8874  
[gabe.headrick@steelheadarchitecture.com](mailto:gabe.headrick@steelheadarchitecture.com)

**Property Owner:** SWS 1010 Gibbs LLC  
15962 Boones Ferry Rd #202  
Lake Oswego, OR 97035

**Site Address:** 1010 SW Gibbs St.

**Legal Description:** BLOCK 70 LOT 3&4 E 1/2 OF LOT 7&8, PORTLAND CITY HMSTD  
**Tax Account No.:** R668004200  
**State ID No.:** 1S1E09AC 06700  
**Quarter Section:** 3328  
**Neighborhood:** Homestead, contact Milt Jones at [land-use@homesteadna.org](mailto:land-use@homesteadna.org)  
**Business District:** None  
**District Coalition:** Office of Community & Civic Life, contact Leah Fisher at [leah.fisher@portlandoregon.gov](mailto:leah.fisher@portlandoregon.gov)  
**Plan District:** Marquam Hill (Subdistrict F)

**Zoning:** CM2 – Commercial/Mixed-Use 2

**Case Type:** AD – Adjustment Review

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

**Proposal:**

The applicant proposes to redevelop this site with a new, mixed-use building with ground floor retail space, 46 residential units, and a basement garage with 30 parking spaces (including 1 loading space). The applicant requests approval of the following Adjustments to Zoning Code requirements for this project:

- To increase the maximum allowable building height from 50 feet (including a 5-foot bonus for high ceilings on the ground floor) to 62 feet (Zoning Code Section 33.130.210.B.1). The ground on the site slopes downward from west to east, and the Adjustment is necessary because the building height is measured from a point 10 feet above the lowest sidewalk grade on SW 10<sup>th</sup> Avenue to the highest point on the roof (Zoning Code Section 33.930.050.A.1.a). Each segment of the building would be 4 stories in height above the ground.
- To reduce the minimum building setback from the south lot line from 10 feet to zero and to waive the requirement for a continuous, in-ground landscaping buffer along the south lot line (Zoning Code Section 33.130.215.B.2.b).
- To increase the maximum allowable building coverage from 85% of the site area to 92% (Zoning Code Section 33.130.220.B).
- To reduce the minimum amount of the site area used for in-ground landscaping and ground level pedestrian areas from 15% to 9% (Zoning Code Section 33.130.225.B). The proposal includes a 165-square-foot planter on the deck above the garage and a 3,120-square-foot ecoroof, but these elements do not count toward the landscaping standard in the Western Pattern Area (Zoning Code Section 33.130.225.B.2).
- To reduce the minimum amount of the east-facing wall between 2 feet and 10 feet above the grade that must be windows from 25% to zero (Zoning Code Section 33.130.230.B.2.a.2).

**Relevant Approval Criteria:**

To be approved, this proposal must comply with the approval criteria of Title 33, the Portland Zoning Code. Adjustment requests will be approved if the applicant has shown that approval criteria A through F of Zoning Code Section 33.805.040 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 zone, the proposal will not significantly detract from the livability or appearance of the residential area, or if in an OS, C, E, or I 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 June 27, 2022 and determined to be complete on September 9, 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  
Building elevations  
3D rendering