



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

Charlie Hales, Mayor
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: March 5, 2013
To: Interested Person
From: Hillary Adam, Land Use Services
503-823-3581 / Hillary.Adam@portlandoregon.gov

**NOTICE OF A PUBLIC HEARING ON A PROPOSAL
IN YOUR NEIGHBORHOOD**

CASE FILE: LU 12-180238 – BROADWAY APARTMENTS
PC 12-190813

REVIEW BY: Historic Landmarks Commission

WHEN: Monday, March 25, 2013 @ 1:30pm

WHERE: 1900 SW Fourth Ave., Room 2500A
Portland, OR 97201

Development has been proposed in your neighborhood requiring 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 are 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.

Applicant: Steve Fosler, Applicant, 503-241-9339 / Fosler Portland Architecture LLC
720 SW Ankeny St / Portland, OR 97205

Mark R Madden, Owner
1355 NW 13th Ave / Portland, OR 97209-3284

Site Address: Location is 2015-2019 W/I NE Broadway

Legal Description: BLOCK 11 LOT 3 EXC PT IN ST, JOHN IRVINGS 1ST ADD; BLOCK 11
LOT 4 EXC PT IN ST, JOHN IRVINGS 1ST ADD

Tax Account No.: R430303080, R430303100

State ID No.: 1N1E26DD 12700, 1N1E26DD 12600

Quarter Section: 2832

Neighborhood: Irvington, contact Dean Gisvold at 503-284-3885.

Business District: Northeast Broadway, contact Murray Koodish at info@nebroadway.com.

District Coalition: Northeast Coalition of Neighborhoods, contact Shoshana Cohen at 503-388-5030.

Plan District: None

Other Designations: Vacant parcel in the Irvington Historic District, listed in the National Register of Historic Places on October 22, 2010.

Zoning: CS – Storefront Commercial

Case Type: HDZM – Historic Design Review with Modification request

Procedure: Type III, with a public hearing before the Historic Landmarks Commission. The decision of the Historic Landmarks Commission can be appealed to City Council.

Proposal:

The applicant proposes a new two-story mixed-use building in the Irvington Historic District. The building will contain 14-units with twelve residential units, two retail/live-work spaces, and an attached service room to include laundry, bicycle storage and trash storage at the rear of the property. The rear service room and four units on each side of the building will be accessed via paved walkways on the west and east sides of the property. Additional bicycle storage will be located in most of the units. The residential units range from micro-studios at 263 square feet, one-bedrooms at 369 square feet, to townhouses at 450 square feet, to two-bedroom units at 568 square feet. The retail/live-work spaces are proposed at 394 and 416 square feet. Small projecting balconies are proposed at the second level on all sides, with the north-facing balconies integrated with the flow through planter over the service room. Exterior materials include HardiePlank fiber cement boards and stucco panel siding, single-hung and fixed fiberglass windows, and wood doors. The proposed building is 23'-2" to the top of the parapet. No parking is proposed.

The applicant is requesting a modification to 33.130.240 *Pedestrian Standards* to reduce the required 6'-0" walkways to 3'-6" wide with an adjacent 1'-8" low planting strip.

Relevant Approval Criteria:

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

- 33.846.060.G *Other Approval Criteria*

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 January 2, 2013 and determined to be complete on January 21, 2013.

DECISION MAKING PROCESS

The Bureau of Development Services will be making a recommendation on this proposal; our report and recommendation will be available 10 days before the hearing. The Staff report will be posted on the Bureau of Development Services website. Look at www.portlandonline.com. On the left side of the page use the search box to find Development Services, then click on the Zoning/Land Use section select Notices and Hearings. Land use review notices are listed by the District Coalition shown at the beginning of this document. The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at <http://www.portlandonline.com/auditor/index.cfm?c=28197>.

The neighborhood association, listed on the first page of this notice, may take a position on this application and may have scheduled 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.

To comment, you may write to the Land Use Hearings Officer, 1900 SW Fourth Ave., Suite 3100, Portland, OR 97201, or FAX your comments to 503-823-4347; or you may testify at the hearing. In your comments, you should address the approval criteria. Please refer to the file number when seeking information or submitting testimony. Written comments must be received by the end of the hearing. The applicant and Planning staff will be at the hearing to answer questions and respond to comments. The general order of appearance for oral testimony at the hearing is as follows: Bureau of Development Services staff report, applicant testimony, testimony of interested parties who wish to ask questions or testify, staff response and closing comments, and applicant's

closing comments . Hearings Officer will make a decision about this proposal within 17 days of the close of the record.

The applicant and proponents have the burden of proof to show that each and every element of the approval criteria are satisfied. In order to prevail, the opponents must persuade the Hearings Officer to find that the applicant has not carried the burden of proof with regard to one or more of the approval criteria. The opponents may also explain to the Hearings Officer how or why the facts asserted by the applicant are not supported by evidence in the record. Opponents may wish to recommend conditions of approval which will make the proposal more acceptable, if approved.

Prior to the conclusion of the hearing before the Hearings Officer, any participant may request an opportunity to present additional evidence or testimony regarding the application. If such a request is made, the record will be held open for seven days to receive the new evidence and the record shall be held open for at least an additional seven days to provide the other parties an opportunity to respond to that new evidence.

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.

APPEAL PROCESS

You can appeal the decision of the Hearings Officer to the City Council. If appealed, City Council will hold an evidentiary hearing. New evidence can be submitted to the City Council in the event of an appeal of an evidentiary hearing

A fee is charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver. The City Council's decision may be appealed to the Oregon Land Use Board of Appeals (LUBA).

Failure to raise an issue in person or in writing by the close of the record at or following the final evidentiary hearing on this case may preclude an appeal to LUBA on that issue. Also, if you do not provide enough detailed information to the Hearings Officer, they may not be able to respond to the issue you are trying to raise. In such a situation an appeal to LUBA based on that issue may not be allowed.

HEARING CANCELLATION

This public hearing will be cancelled if Portland Public Schools close due to inclement weather or other similar emergency. Check local television and radio reports for school closures. The hearing will be rescheduled for the earliest possible date. A renotification notice will not be sent. Please call the Bureau of Development Services at 503-823-7617, for information regarding cancellations or rescheduling.

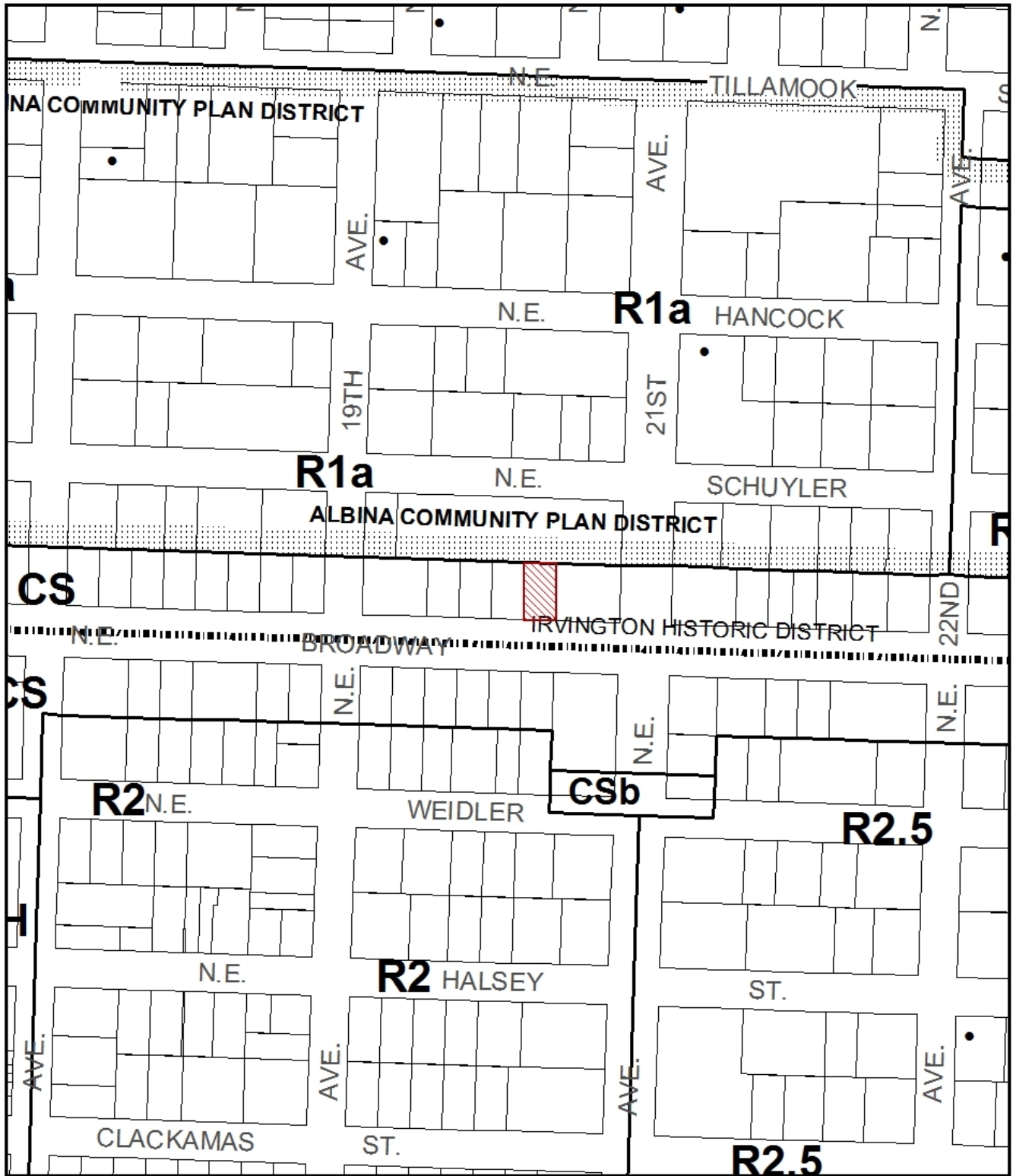
To attend the hearing, public transportation is available. Tri-Met buses stop near the BDS building at SW Fifth or Sixth Ave. at SW Hall St. and SW Harrison St. Call Tri-Met at 503-238-7433 (or www.trimet.org/schedule/allroute.htm) for routes and times. Hourly rated public parking is available a half block south of the building on Fourth Ave.

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 First Floor Plan
South and East Elevations

Second Floor Plan
North and West Elevations



ZONING

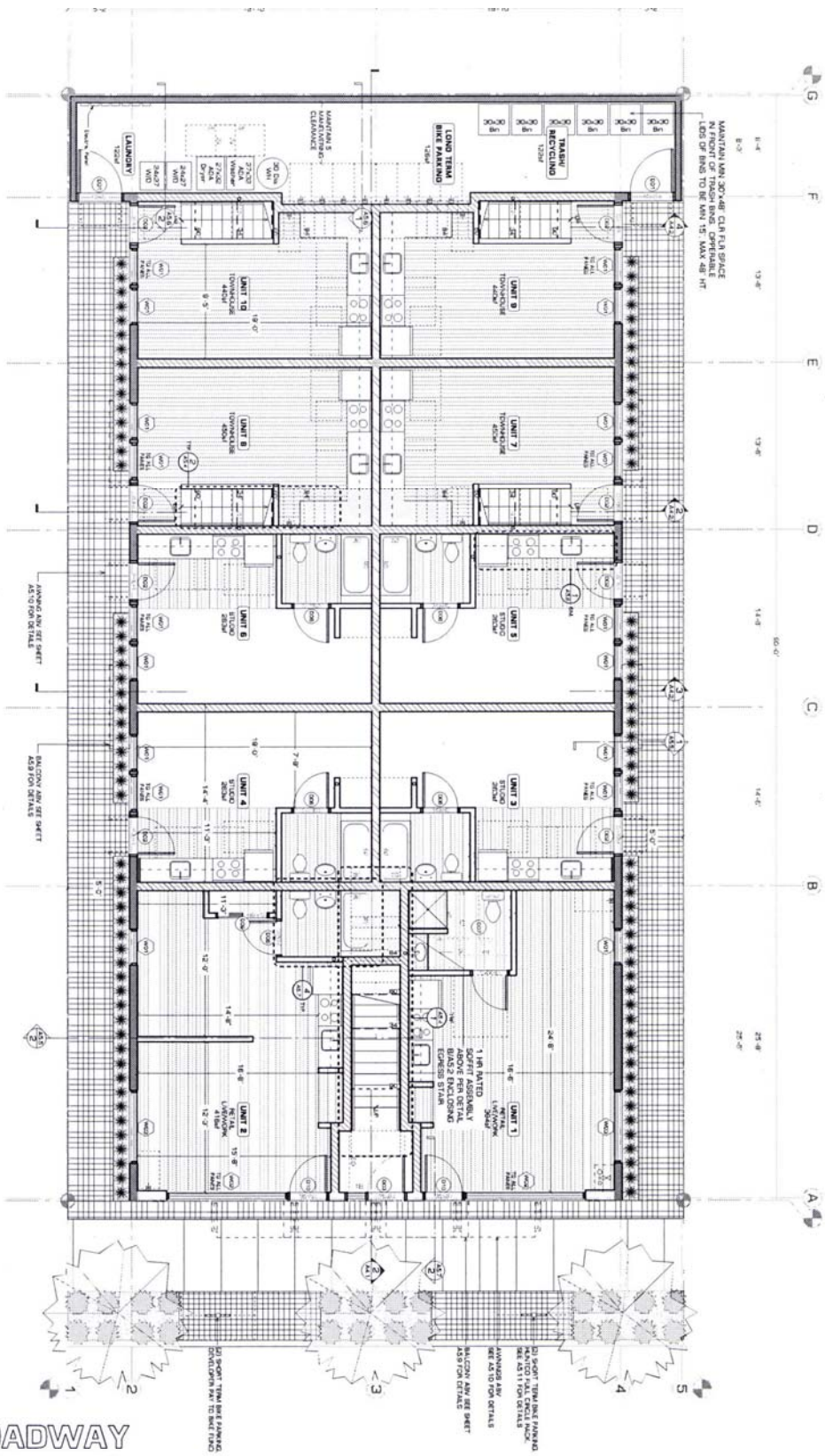
 Site

 Historic Landmark



This site lies within the:
IRVINGTON HISTORIC DISTRICT

File No.	LU 12-180238 DZ
1/4 Section	2832
Scale	1 inch = 200 feet
State_Id	1N1E26DD 12700
Exhibit	B (Sep 19,2012)



WALL TYPES

- 1/2" N-17 1/2" Wall w/ Non-Friering
- 1/2" N-17 1/2" Wall w/ Non-Friering
- 1/2" N-17 1/2" Wall w/ Non-Friering
- 1/2" N-17 1/2" Wall w/ Non-Friering

MAJOR APERTURE NOTES

- *1/2" SECTION VIEWS OF EXTERIOR OF UNITS AT ALL APERTURES
- *1/2" SECTION VIEWS OF MAJOR APERTURES TO BE SHOWN PER DETAIL

UNIT TYPE NOTES

UNIT TYPE	MAJORS
TOWNHOUSE	4
TOWNHOUSE	4
TOWNHOUSE	2

UNIT NOTES

UNIT	AREA
UNIT 1	450 SF
UNIT 2	450 SF
UNIT 3	450 SF
UNIT 4	450 SF
UNIT 5	450 SF

1st FLOOR PLAN

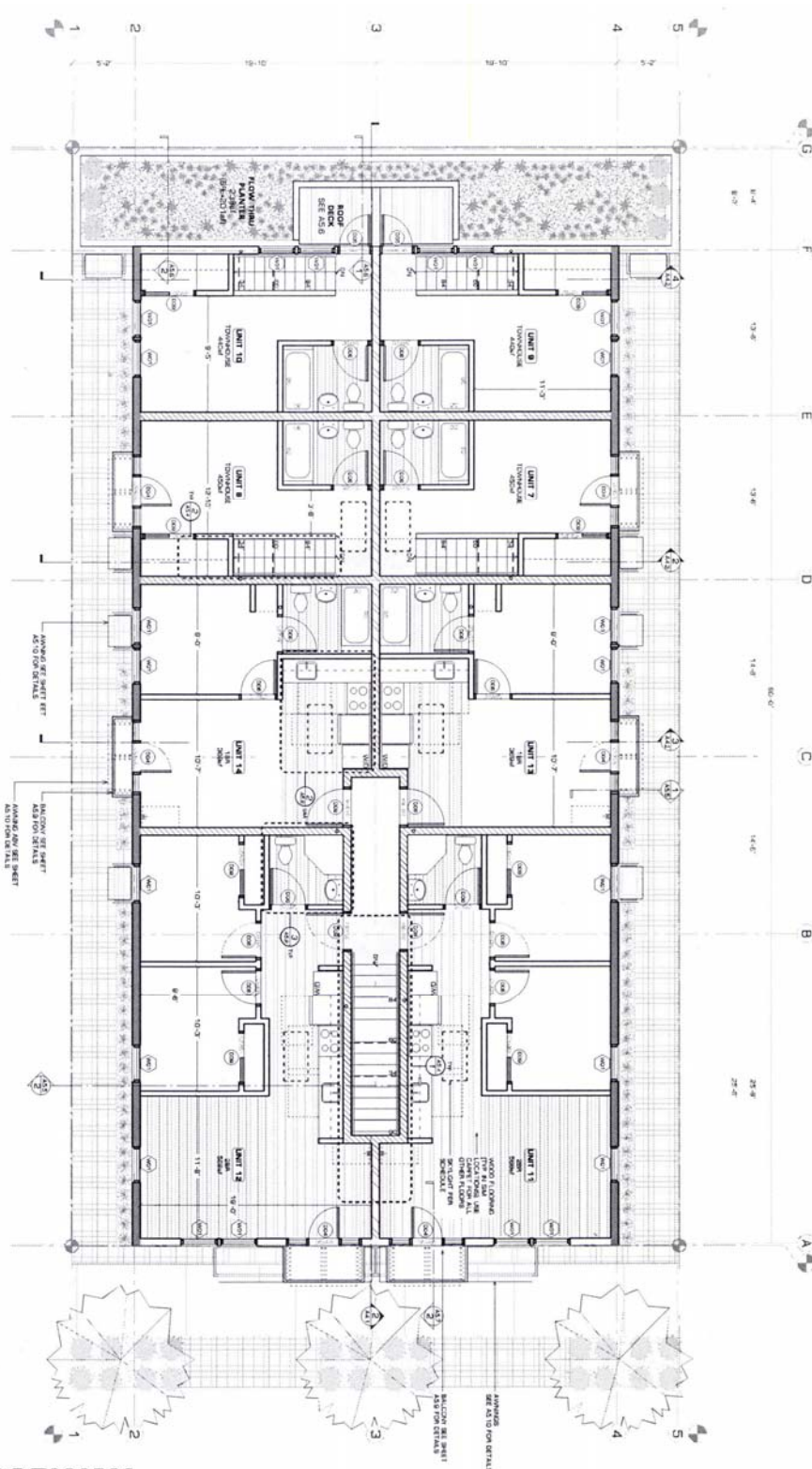
NE BROADWAY

Title	Sheet	Revisions	Date	Set	Code	Project
1st FLOOR PLAN	A2.1		22 JUN 2012	PERMIT APPLICATION SET	BWY	Broadway Apartments 2007 NE BROADWAY Portland, OR
			R1 00 NANA YYYY			

FOSLER
portland
architecture

1930 NW LOVEJOY STREET
PORTLAND, OREGON 97209
503.241.9339

REGISTERED ARCHITECT
STATE OF OREGON
No. 11111
MAY 1998



WALL TYPES

- 18" x 24" CMU, 8" Thick, Fireproof
- 18" x 24" CMU, 8" Thick, Fireproof
- 18" x 24" CMU, 8" Thick, Fireproof
- 18" x 24" CMU, 8" Thick, Fireproof

ADDITIONAL NOTES

- THE SECTIONS SHOWN ARE GENERAL IN NATURE AND NOT TO SCALE.
- THE SECTIONS SHOWN ARE GENERAL IN NATURE AND NOT TO SCALE.
- THE SECTIONS SHOWN ARE GENERAL IN NATURE AND NOT TO SCALE.

UNIT TYPE NOTES

TYPE	PLANETS
180	2
180	4
180	2

UNIT NOTES

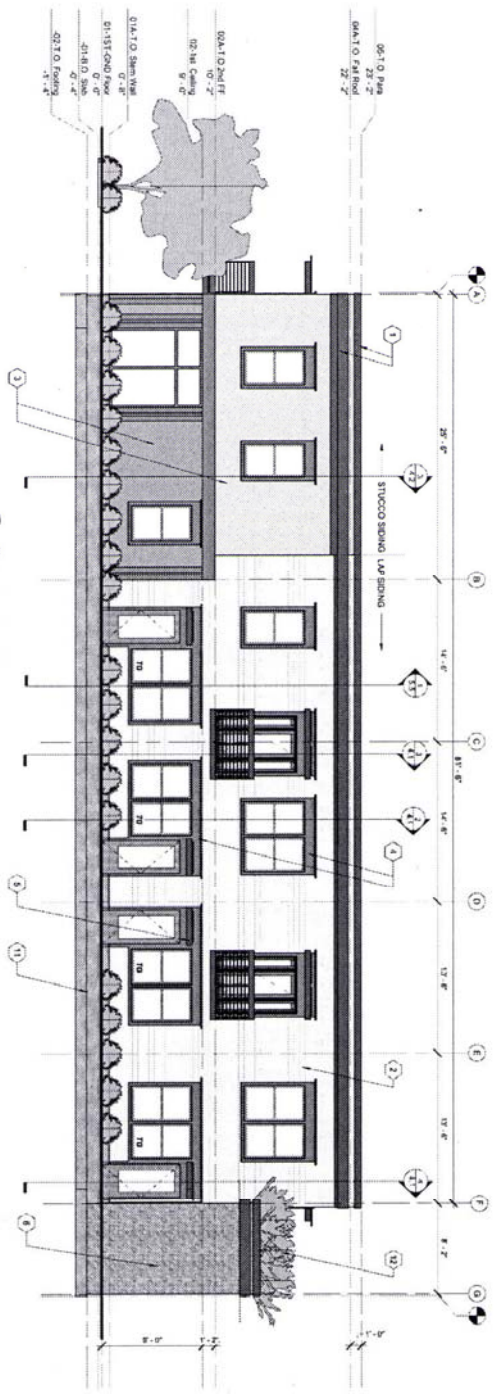
TYPE	PLANETS	AREA
180	1, 2, 3, 4, 5	1000 SQ FT
180	2, 3, 4, 5	1000 SQ FT
180	1, 2, 3, 4, 5	1000 SQ FT
180	1, 2, 3, 4, 5	1000 SQ FT

NE BROADWAY

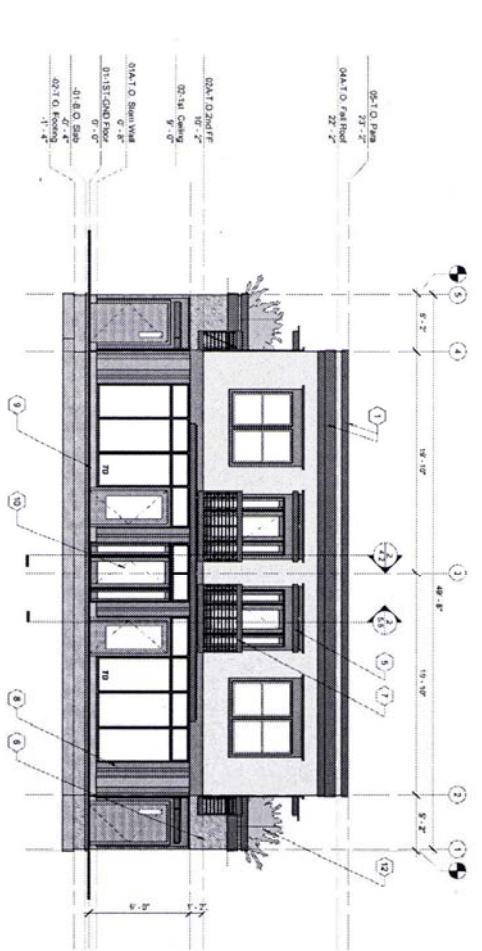
1 2nd FLOOR PLAN

Title	Sheet	Revisions	Date	Set	Code	Project	FOSLER portland architecture 1500 NW LOVEJOY STREET PORTLAND, OREGON 97209 503.241.9339
2nd FLOOR PLAN	A2.2		22 JUN 2012	PERMIT APPLICATION SET	BWV	Broadway Apartments 2007 NE BROADWAY Portland, OR	





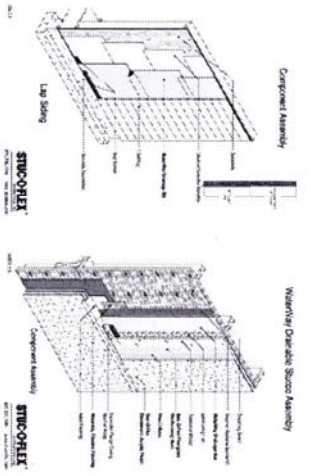
2 Elevation East View
3'-0" x 1'-0"



1 Elevation South View
3'-0" x 1'-0"

ELEVATIONS KEYNOTES

- 1 PAINTED CORRUGATED TITANIUM
2 DIMENSIONAL LUMBER
- 2 HONG CHAI BOARD BOARD ORGAL
IN COLOR
- 3 DOUBLE LAYER STUCCO, 1 BROWN,
ON ONE FLOOR AND ONE GREEN,
ON THE OTHER FLOOR
- 4 WINDOW AND DOOR SILLER
WEATHER STRIP AND
WEATHER SEALANT
- 5 POWDER COATED STEEL JOISTS
ABOVE ENTRY AND BALCONY DOORS
- 6 CHARCOAL GRAY GALV. STEEL
BUILDING W/ CONDENSE & GREEN ROOF
- 7 POWDER COATED STEEL
BALCONY RAILINGS TO MATCH
AWNINGS
- 8 U SHAPE WINDOW SILL PANELS
NATURAL STAIN WITH WEATHER
STRIP
- 9 STEEL WALL ABOVE GROUND PLAN
ENTRY DOOR WITH SILL LITE
- 10 STEEL WALL AND FOOTING
ROOF PLANTING ABOVE STORAGE
STRUCTURE WITH UPPER UNIT
BALCONIES
- 11 STEEL WALL AND FOOTING
ROOF PLANTING ABOVE STORAGE
STRUCTURE WITH UPPER UNIT
BALCONIES
- 12 EXTERIOR SIDE BOARD AROUND
COMMERCIAL DISPOSITION
- 13



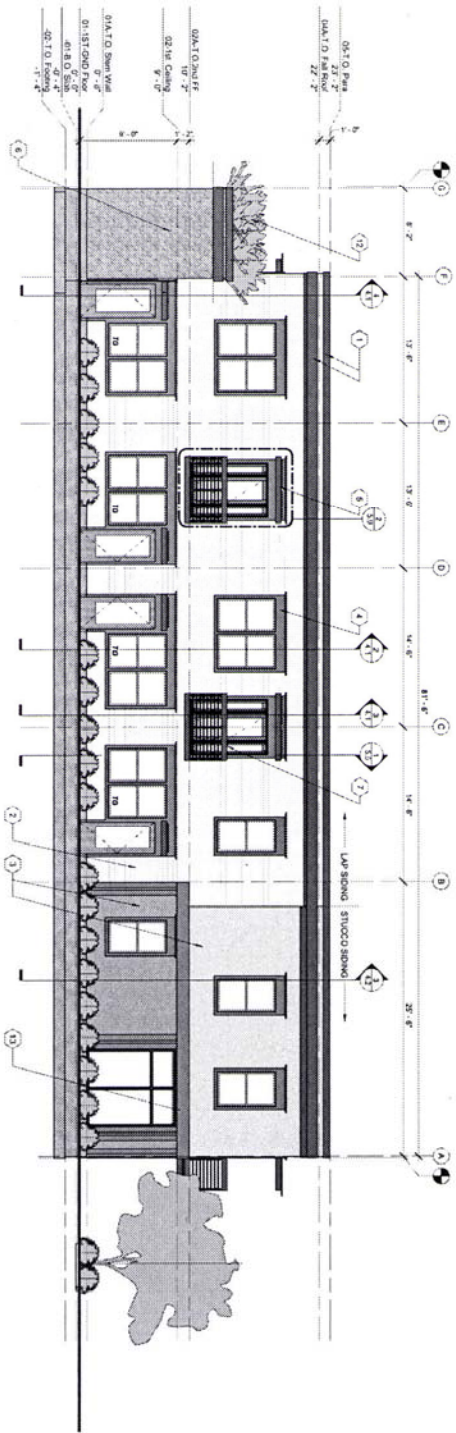
ELEVATIONS-1

Title	Sheet	Revisions	Date	Set	Code	Project
ELEVATIONS	A3.1		22 JUN 2012	PERMIT APPLICATION SET	BWY	Broadway Apartments 2007 NE BROADWAY Portland, OR
			RT DD WMM YYY			

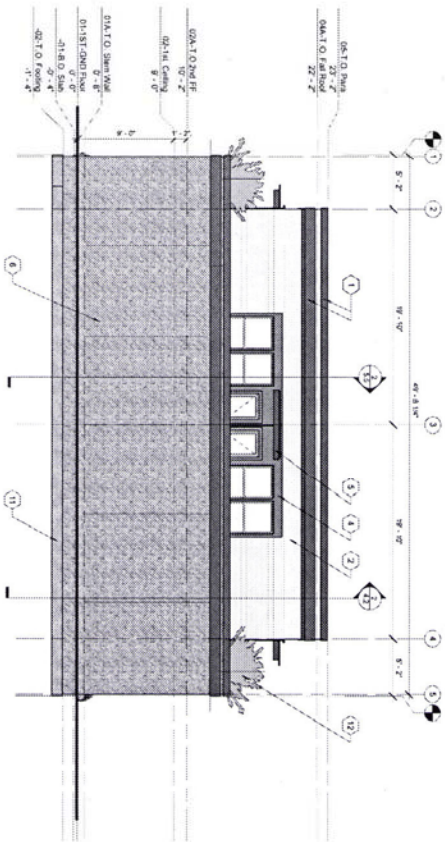
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PORTLAND, OREGON 97209
503.241.8338





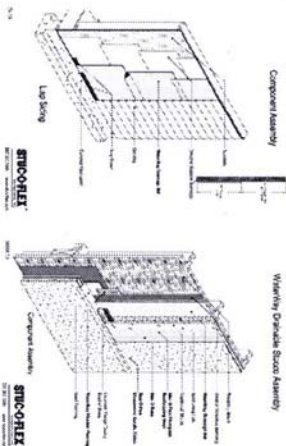
1 Elevation West View
3/8" = 1'-0"



2 Elevation North View
3/8" = 1'-0"

ELEVATIONS KEYNOTES

- 1 PAINTED CONCRETE TRAIL USING 2X QUARTZITE LINER
- 2 WOOD CLAY BOARD SMOKE CREAM
- 3 DOUBLE LAYER STUCCO 1" BROWN ON 2ND FLOOR AND DC GREEN DOORS
- 4 GEOMETRIC STREET FRONT AND WINDOW AND DOOR EXTERIOR PANELS NATURAL STAIN AND WEATHER SEALANT
- 5 POWDER COATED STEEL AWNINGS ABOVE ENTRY AND BALCONY DOORS
- 6 CARBONAL GRAY CLAY ON 1" STEEL BUILDING W/ CORNICE & GREEN ROOF AWNINGS
- 7 POWDER COATED STEEL BALCONY RAILINGS TO MATCH AWNINGS
- 8 U SHAPE WINDOW SIDE PANELS SEALANT STAIN WITH WEATHER
- 9 STEEL WALL ABOVE GROUND PLAN
- 10 ENTRY DOOR WITH SIDE LITES
- 11 STEEL WALL AND FOOTING
- 12 ROOF FLASHINGS ABOVE STORAGE BALCONIES WITH SPYGLASS
- 13 2" EXTERIOR SIDE BOARD AROUND COMMERCIAL DESIGNATION



ELEVATIONS-2

Title	Sheet	Revisions	Date	Set	Code	Project	FOSLER portland architecture 1830 NW LOVEJOY STREET PORTLAND, OREGON 97209 503.241.9339	
ELEVATIONS	A3.2		22 JUN 2012	PERMIT APPLICATION SET	BWY	Broadway Apartments 2007 NE BROADWAY Portland, OR		