



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

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Land Use Review Response
Site Development Section, BDS

To: Megan Sita Walker, LUR Division
From: Kevin Wells, Site Development (503-823-5618)

Location/Legal: BLOCK 101 LOT 1-4 TL 2000, EAST PORTLAND

Land Use Review: LU 21-061842

Proposal: DZ HEARING - The Applicant is requesting approval for a Type III Design Review with Modifications and a concurrent Type II Historic Resource Review for a proposed new half block, 7-story "5-over-2" mixed-use building in the Central Eastside Subdistrict of the Central City Plan District. Ground-level uses include commercial retail spaces, residential amenities, parking with approximately 60 parking stalls, and approximately 132 residential dwelling units of varying sizes at levels 2-7. The Type II Historic Resource Review is required as a small portion of the east building wall is within the East Portland/ Grand Avenue Historic District. The proposal requests approval of the following Modifications: Modification 1) Request to modify Ground Floor Windows coverage, PZC, 33.510.220 to reduce from 40% coverage to 33.9% on SE Washington. Request to modify Ground Floor Windows length, PZC, 33.140.230.B, to reduce length from 50% to 36.2% on SE Washington. Modification 2) Request to modify Ground Floor Active Use, PZC, 33.510.225 to reduce the requirement from 50% to 39.6% of the ground floor of walls that front onto a sidewalk be design and constructed to accommodate active uses in accordance the standards of the section for height and depth of space, accessibility, and glazing requirements. Design Review is required because the proposal is for non-exempt new construction within in Design Overlay zone. Modification Reviews are required because the applicant is requesting to not meet the standards indicated above. Historic Resource Review is required for the portion of the East facade of the proposed building that is within the East/ Portland Grand Avenue Historic District.

Quarter Sec. Map: 3131

Date: September 14, 2021

The Bureau of Development Services (BDS) Site Development section provides the following comments based on the land use application and documents provided by the applicant. References to Portland City Code (PCC) may be included below. City codes are available for on-line review from the City Auditor's [Online Charter and Code page](#).

RESPONSE SUMMARY

Site Development does not object to the proposed development. Site Development will address key aspects of the project during building permit review.

SITE CONDITIONS

Topography: The site is relatively flat. Site Development does not anticipate significant grading to facilitate the proposed improvements.

Potential Landslide Hazard Area: The site is not located in a Potential Landslide Hazard Area.

Flood Hazards: The site is not within a FEMA or City of Portland regulated Flood Hazard Area.

BUILDING PERMITS

The applicant must obtain a building permit to facilitate the proposed improvements. As required by Section 105.1 of the Oregon Structural Specialty Code (OSSC), any owner or authorized agent who intends to construct, enlarge, alter, repair, move, change the character or use of the occupancy, or change the occupancy of a building or structure that is regulated by the State Building Code, must first make application to the BDS and obtain a building permit. A separate demolition permit is required to remove each structure exceeding 120 square feet in accordance with Title PCC 24.55.

GEOTECHNICAL REPORT

The applicant must submit a geotechnical report with the building permit application. The report must be prepared by an Oregon-registered professional engineer with experience in geotechnical engineering. The report must summarize the subsurface conditions, including groundwater, and provide the engineer's recommendations for site preparation, earthwork, and foundation support. The engineer must also evaluate the potential for liquefaction and provide recommendations to mitigate associated impacts if liquefaction occurs at the site. For buildings over six stories the applicant must also submit a site seismic hazard report in accordance with ORS 455.447.

EROSION CONTROL

The applicant must submit an erosion control plan with the building permit application. Erosion prevention and sediment control requirements found in Title 10 apply to both site preparation work and development. Compliance with the erosion control requirements of Title 10, as well as maintenance of the erosion control elements, such as silt fences on private property, storm drain inlet protection and bio bags in the public right-of-way, is the responsibility of the property owner, the developer of the land division and the builders of structures on the individual lots. Please refer to the City of Portland *Erosion and Sediment Control Manual* for additional information regarding erosion and sediment control requirements.

CONDITIONS OF APPROVAL

Site Development does not request conditions of approval.