



**City of Portland, Oregon**  
**Bureau of Development Services**  
**Land Use Services**

FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, Commissioner  
Paul L. Scarlett, Director  
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Fax: (503) 823-5630  
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[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

Date: July 11, 2012

From: Dave Skilton, Land Use Services  
[dave.skilton@portlandoregon.gov](mailto:dave.skilton@portlandoregon.gov)

503-823-0660

## **REQUEST FOR RESPONSE**

**Case File: LU 12-148087 DZM – Two Apartment Buildings**  
**Pre App: PC # 12-108770**

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 Dave Skilton at 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201. You can also fax your comments to me at (503) 823-5630. 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: July 31, 2012.**
- **A public hearing before the Design Commission is tentatively scheduled for August 2, 2012, 1:30 p.m.**

**Applicant:** Thomas Dichiaro  
C E John Properties 66 LLC  
1701 SE Columbia River Drive  
Vancouver, WA 98661

**Representative:** Alan Jones  
Holst Architecture  
110 SE 8th Avenue  
Portland, OR 97214

**Site Address:** SE Corner of Intersection, NW 20th Avenue and NW Raleigh Street

**Legal Description:** BLOCK 263 LOT 10, COUCHS ADD; BLOCK 263 LOT 11&14, COUCHS ADD; BLOCK 263 LOT 15&16, COUCHS ADD

**Tax Account No.:** R180223680, R180223700, R180223720

**State ID No.:** 1N1E28DC 06100, 1N1E28DC 06200, 1N1E28DC 06300

**Quarter Section:** 2827

**Neighborhood:** Northwest District, contact John Bradley at 503-313-7574.  
**Business District:** Nob Hill, contact Patricia Fielder at 503-407-6163.  
**District Coalition:** Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.  
**Plan District:** Northwest  
**Zoning:** EXd, Central Employment with Design Overlay  
**Case Type:** DZM, Design Review with a 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 is seeking Design Review approval for two three story multi-dwelling buildings, with a modification to reduce the landscape setback for surface parking area.

**Modification:** The applicant is seeking approval of a modification to the requirements of Chapter 33.266, Table 266-5, for a reduction of parking lot setback from 5' to 2' at the south property line.

**Relevant Approval Criteria:**

In order to be approved, this proposal must comply with the criteria of the Portland Zoning Code (Title 33 of the Portland City Code). The relevant criteria are:

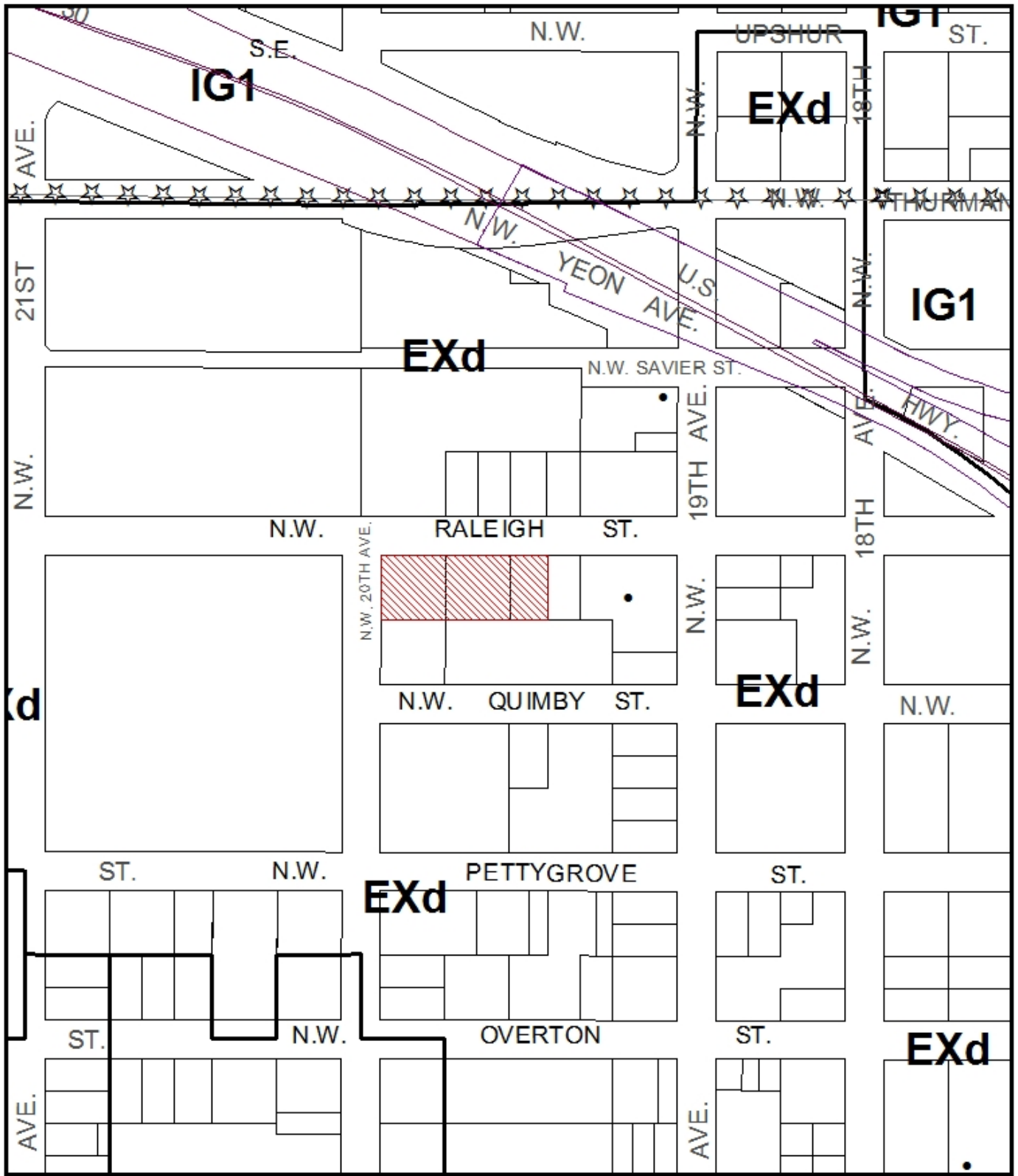
- Community Design Guidelines

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 June 7, 2012 and determined to be complete on June 22, 2012.

It is important to submit all evidence to the Design Commission. City Council will not accept additional evidence if there is an appeal of this proposal.

**Enclosures:**

Zoning Map  
Site Plan  
North, East (Building B), and West (Building A) Elevations  
South, East (Building A), and West (Building B) Elevations



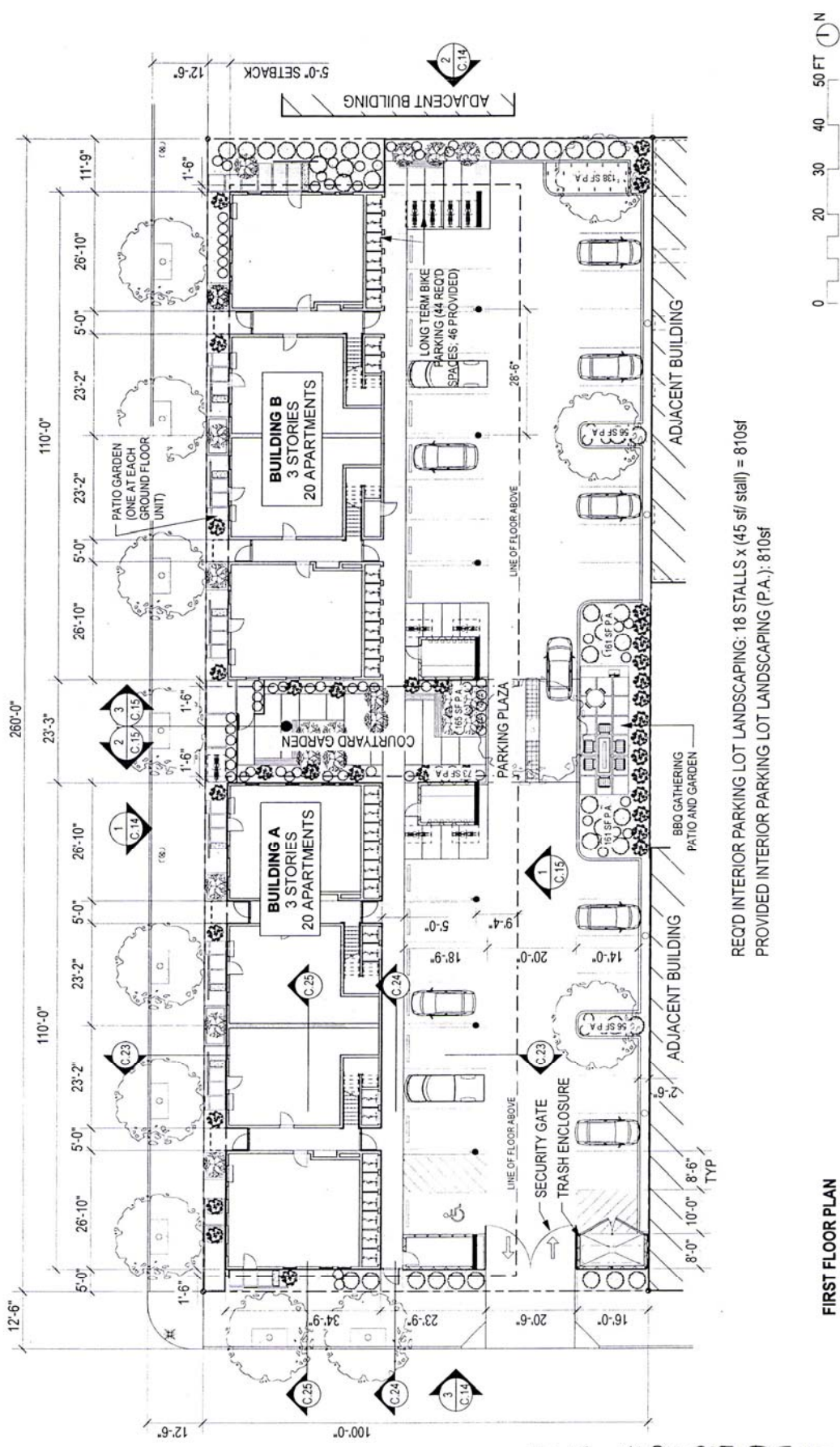
# ZONING

-  Site
-  Historic Landmark



This site lies within the:  
NORTHWEST PLAN DISTRICT

File No.	LU 12-148087 DZM
1/4 Section	2827, 2828
Scale	1 inch = 200 feet
State_Id	1N1E28DC 6200
Exhibit	B (Jun 13, 2012)



REQ'D INTERIOR PARKING LOT LANDSCAPING: 18 STALLS x (45 sf/stall) = 810sf  
 PROVIDED INTERIOR PARKING LOT LANDSCAPING (P.A.): 810sf

FIRST FLOOR PLAN

HOLST ARCHITECTURE

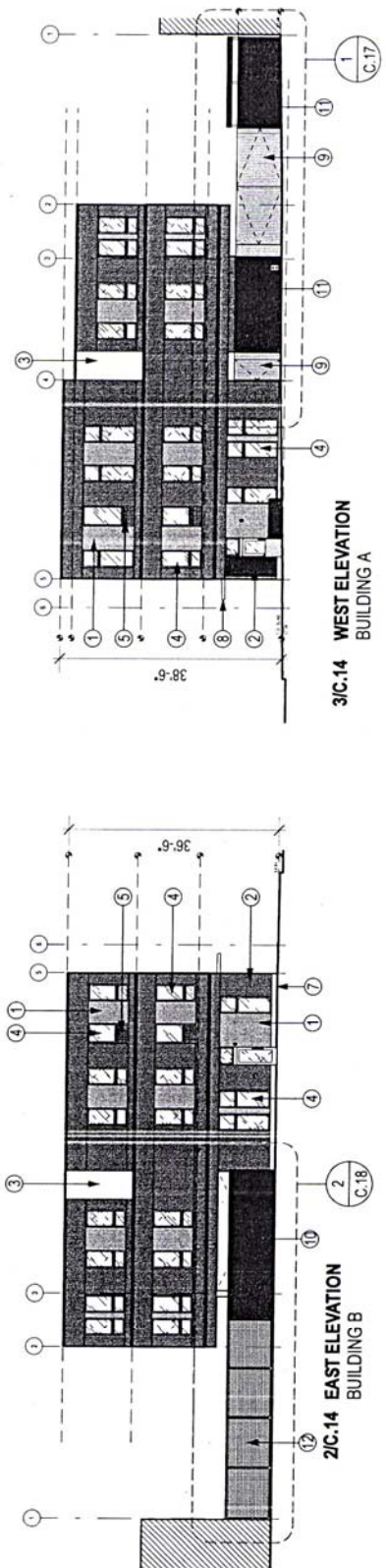
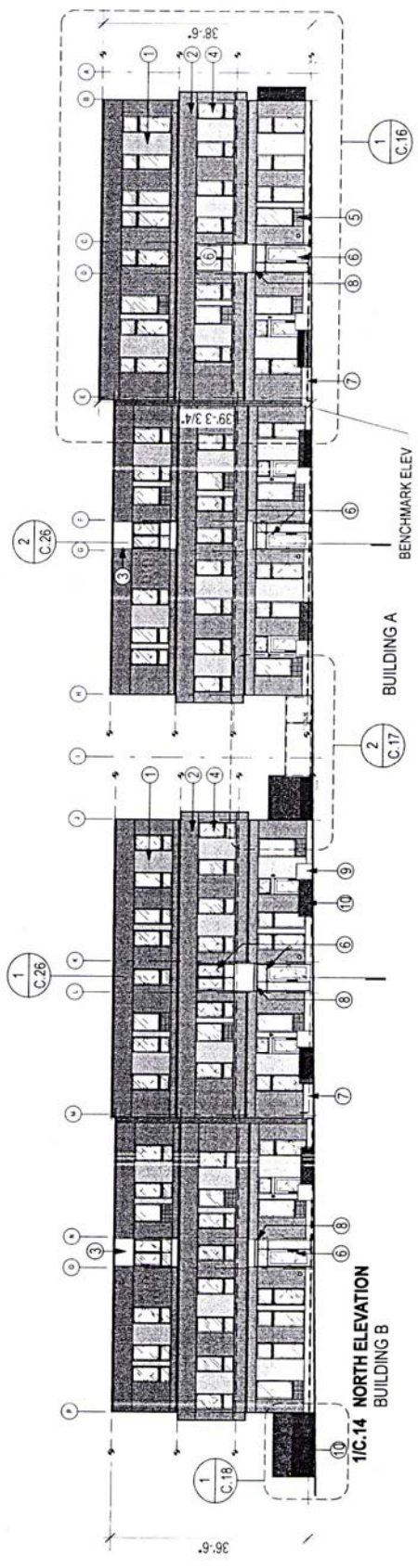
SLABTOWN FLATS

SUBMITTED: JUNE 6, 2012

C.10

LU 12-148087 D2M

1900 SW 4th Avenue, Suite # 5000, Portland, OR 97201



- ① 1 x 4 TONGUE & GROOVE WESTERN RED CEDAR RAINSCREEN SIDING
- ② CERACLAD GROOVED CEMENTITIOUS RAINSCREEN PANEL
- ③ STUCCO RAINSCREEN
- ④ FIBREX COMPOSITE WINDOWS
- ⑤ CUSTOM STEEL PTAC SCREEN

- ⑥ ALUMINUM STOREFRONT WINDOW & WOOD DOOR
- ⑦ POURED IN PLACE ARCHITECTURAL CONCRETE
- ⑧ PAINTED STEEL CANOPY
- ⑨ PERFORATED MILD STEEL PANEL
- ⑩ SOLID MILD STEEL PANEL

- ⑪ SOLID MILD STEEL CLADDING
- ⑫ WELDED WIRE FABRIC



LU 12-148087 D2M

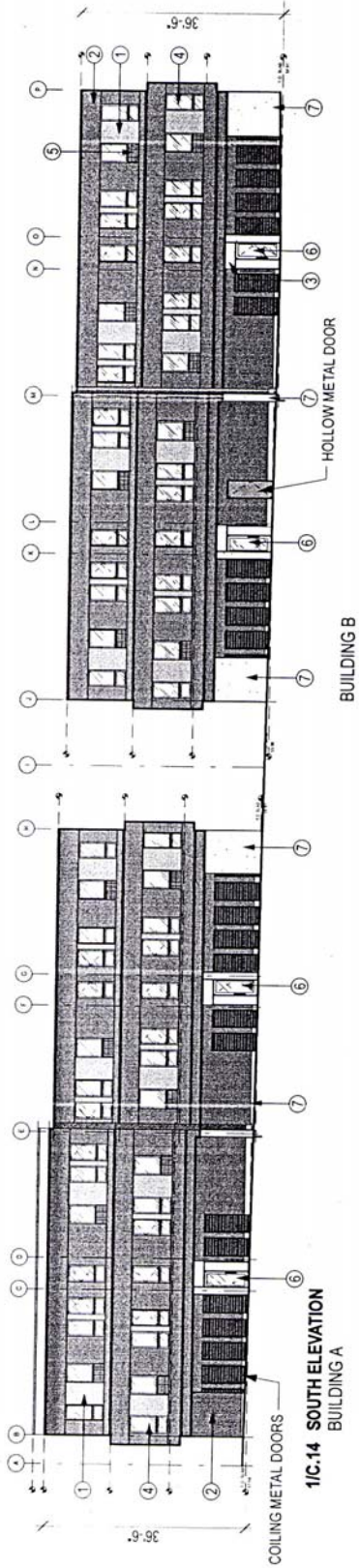


HOLST ARCHITECTURE

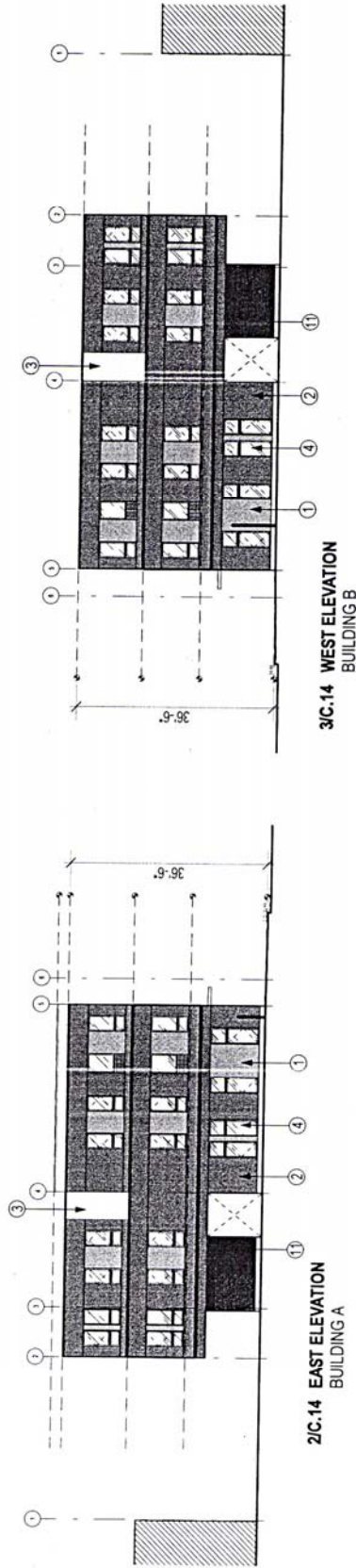
SLABTOWN FLATS

SUBMITTED: JUNE 6, 2012

C.14



**1/C.14 SOUTH ELEVATION**  
BUILDING A



**3/C.14 WEST ELEVATION**  
BUILDING B

- ① 1 x 4 TONGUE & GROOVE WESTERN RED CEDAR RAINSCREEN SIDING
- ② CERACLAD GROOVED CEMENTITIOUS RAINSCREEN PANEL
- ③ STUCCO RAINSCREEN
- ④ FIBREX COMPOSITE WINDOWS
- ⑤ CUSTOM STEEL PTAC SCREEN
- ⑥ ALUMINUM STOREFRONT WINDOWS AND DOORS
- ⑦ POURED IN PLACE ARCHITECTURAL CONCRETE
- ⑧ PAINTED STEEL CANOPY
- ⑨ PERFORATED MILD STEEL PANEL
- ⑩ SOLID MILD STEEL PANEL
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- ⑫ WELDED WIRE FABRIC



HOLST ARCHITECTURE

SLABTOWN FLATS SUBMITTED: JUNE 6, 2012

**C.15**

LU 12-14 80887 DZM