



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

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner
Paul L. Scarlett, Director
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Fax: (503) 823-5630
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www.portlandoregon.gov/bds

Date: December 11, 2014

From: Chris Caruso, Land Use Services
503-823-5747 / Chris.Caruso@portlandoregon.gov

REQUEST FOR RESPONSE

Case File: LU 14-185350 DZM – Hazelwood Plaza
Pre App: PC # 13-186226
DAR: DA # 13-196078

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 Chris Caruso at 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201. You may also e-mail your comments to me at my e-mail address identified above. After the staff report is published, please submit your comments to the Design Commission at 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201 or 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: January 12, 2015 – at least 30 days after the date of this RFR** (If I receive comments after this date, I may not have enough time to include them in the staff report).
- **We must publish our report by: January 26, 2015**
- **A public hearing before the Design Commission is tentatively scheduled for Thursday February 5, 2014 at 1:30 PM**

Applicant: Alberto Rinkevich / Ardesign LLC
4810 SW Lowell Ct / Portland OR 97221 / 503-927-1758

Owner: Century 18 LLC
c/o Ricardo Berdichevsky
3570 SW River Pkwy #2307 / Portland OR 97239-4548

Site Address: 312 NE 102ND AVE

Legal Description: TL 9000 0.13 ACRES, SECTION 34 1N 2E; TL 9100 0.13 ACRES, SECTION 34 1N 2E; TL 9200 0.13 ACRES, SECTION 34 1N 2E; TL 9300 0.13 ACRES, SECTION 34 1N 2E

Tax Account No.: R942342590, R942342600, R942342610, R942342620

State ID No.: 1N2E34CB 09000, 1N2E34CB 09100, 1N2E34CB 09200, 1N2E34CB 09300

Quarter Section: 3041

Neighborhood: Hazelwood, contact Arlene Kimura at 503-252-9429.

Business District: Gateway Area Business Association, contact Fred Sanchez at 503-256-3910.

District Coalition: East Portland Neighborhood Office, contact Richard Bixby 503-823-4550.

Plan District: Gateway

Zoning: CMd – Central Commercial with design overlay

Case Type: DZM – Design Review with Modifications

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 seeks Design Review with Modifications approval for two new 5-story apartment buildings comprising 62 units, with common tuck-under parking for 45 vehicles, and 3 ground floor retail spaces, all around a central entry plaza and 2nd level outdoor deck. Exterior materials include exposed smooth finish concrete at the ground level, prefinished metal cladding and cement board lap siding with cement board trim at the upper floors, seamed metal or shingle roofing, metal canopies, vinyl windows at the dwelling units, aluminum storefront at the ground level openings and the elevator towers, metal balcony railings, and wood accent trim and fencing/screening.

The following Modifications are being requested:

1. 33.526.280.D.2 Ground Floor Active Use. To allow the ground level retail spaces to be 13'-8" deep instead of the 25'-0" deep required by the zoning code.
2. 33.266.319.D.b Loading Space Size. To allow the required 18' long x 9' wide x 10' high loading space to be 16' long x 9' wide x 10' high.
3. 33.266.220.B.2a Long-Term Bicycle Parking. To allow the wall-mounted bike racks to be spaced 18" on center instead of 24" on center required by the zoning code.
4. 33.526.270.A Entrances. To allow the two main lobby entry doors to be rotated 90 degrees perpendicular to the street instead of directly facing NE 102nd Avenue as required in the zoning code.

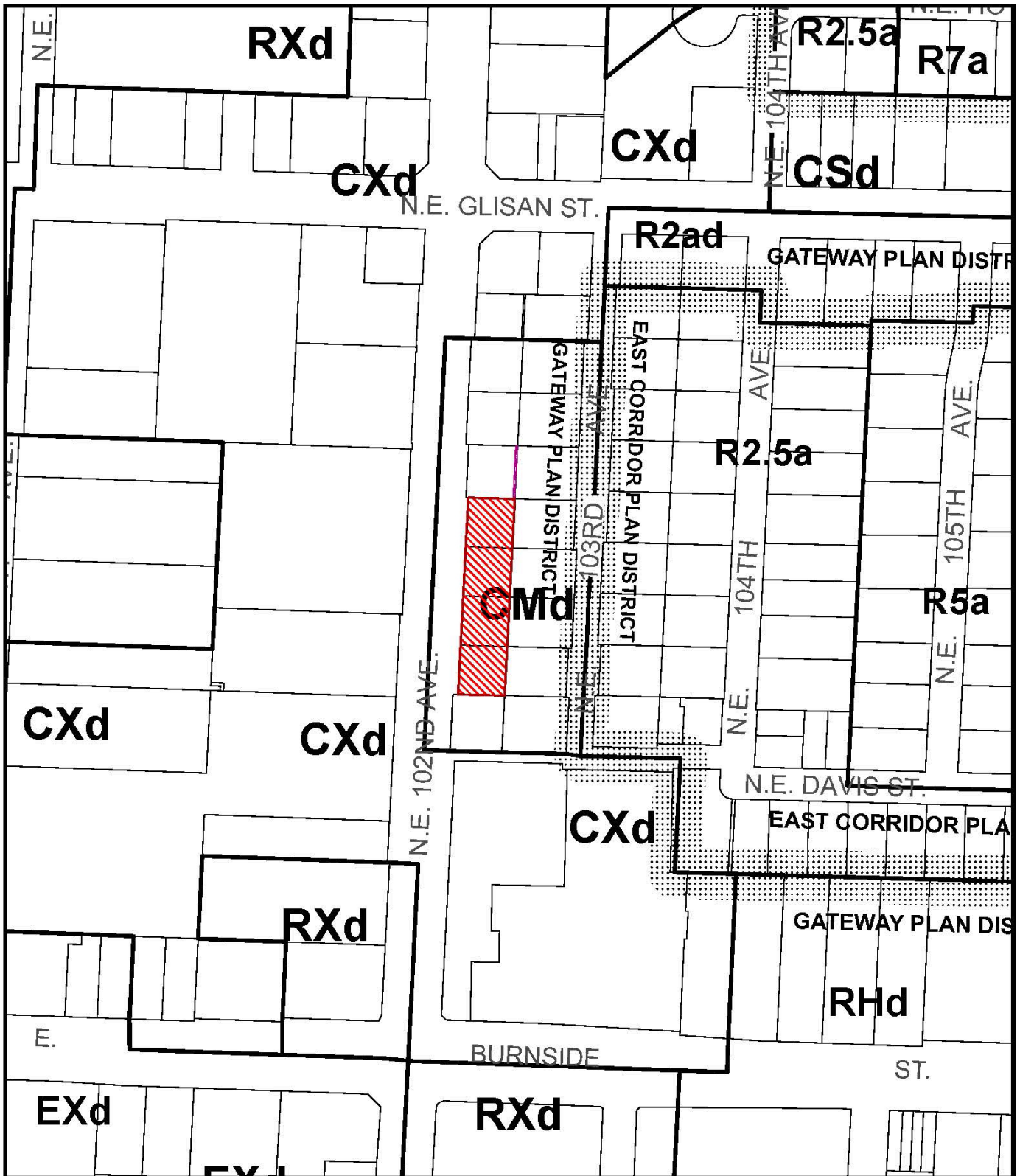
Approval Criteria:

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

- 33.825 Design Review
- 33.825.060 Modifications Thru Design Review
- Gateway Regional Center 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 July 17, 2014 and determined to be complete on **December 8, 2014**.

Enclosures: Zoning Map, Site Plan, Elevations



ZONING

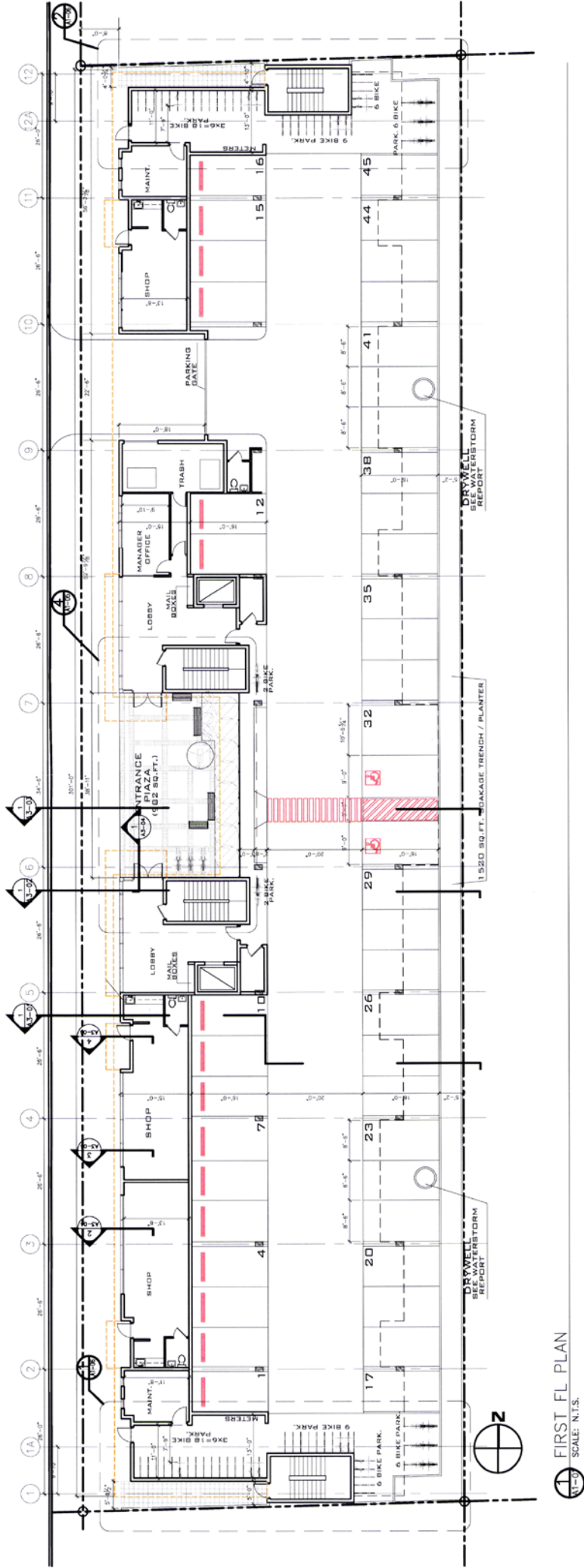
-  Site
-  Also Owned



This site lies within the:
GATEWAY PLAN DISTRICT

File No. LU 14-185350 DZM
 1/4 Section 3041
 Scale 1 inch = 200 feet
 State_Id 1N2E34CB 9000
 Exhibit B (Jul 17, 2014)

- indicate loading space



ALBERTO RINKEVICH
 ARCHITECT
 180 SW LOWMELL CT. PORTLAND, OR 97221
 (503) 927-1758 FAX (503) 422-2653

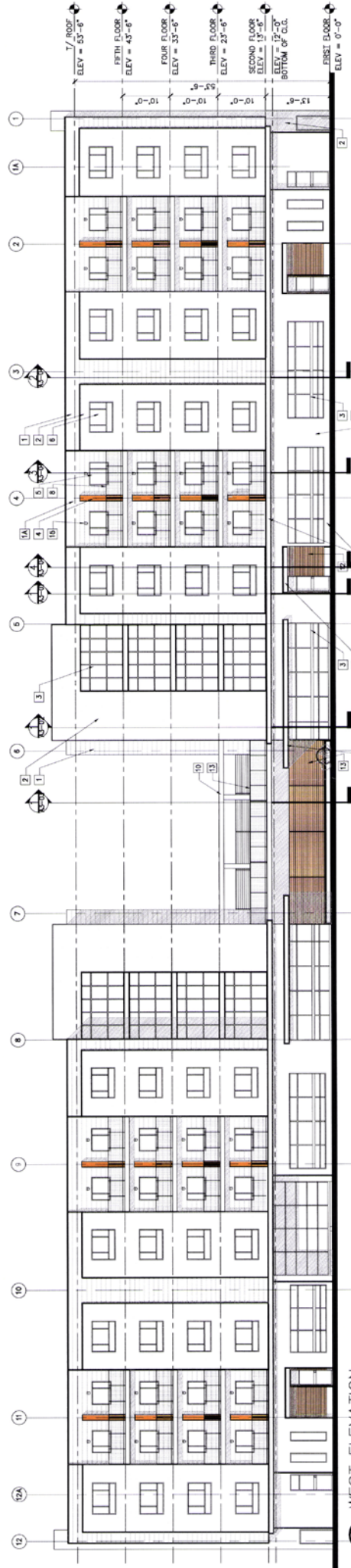
HAZELWOOD PLAZA
62 RESIDENTIAL UNITS

222-312 NE 102ND. AVE. - PORTLAND OR

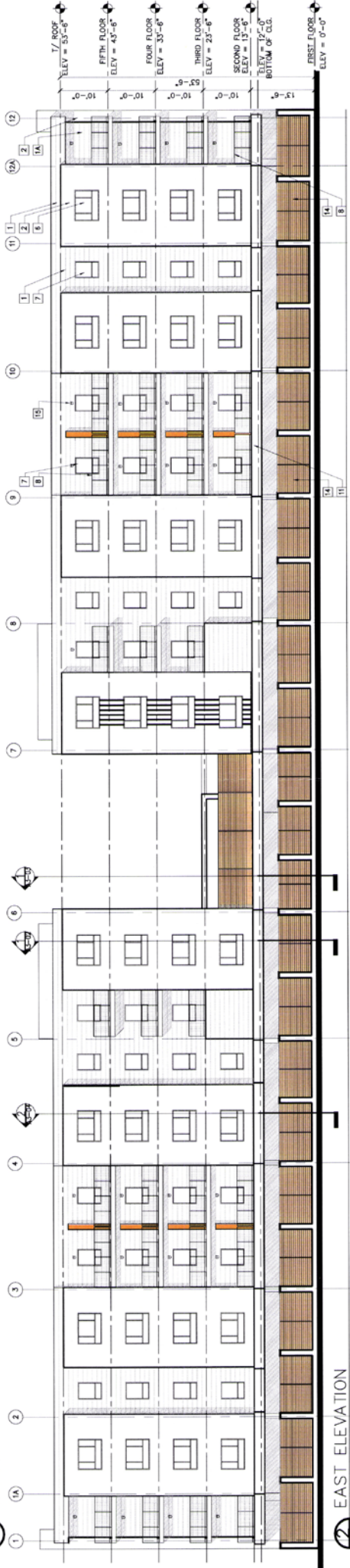
N.T.S. FIRST FL. PLAN

A1 C
 01 06

11-01-14 LU 14-185350 DZM



WEST ELEVATION
SCALE: N.T.S.



EAST ELEVATION
SCALE: N.T.S.

NOTES

1	UNFINISHED CEMENT BOARD SMOOTH ARTISAN LAP SIDING 1-COLOR COBBLE STONE 1-COLOR HARRIS CREAM METAL CLADDING CENTRA PROFILE W-12 COLOR SILVER SW	3	KAWNEER STOREFRONT 461UT FINISH #4	4	AC UNIT INCH COLOR TO MATCH EXISTING LAP SIDING IRON GREY 27	6	6'-0"x6'-0" RECESSED VINYL DOUBLE CASMENT WINDOW COLOR WHITE	8	PAINTED STEEL RAILING WITH 3/4" X 3/4" POCKET INLET FINISH TO MATCH EXISTENTIAL REFER TO C-32 FOR DETAIL	12	WOOD ACCENT MOUNTED ON CONCRETE WALL. 1X4 IPE SLAT FINISH TO MATCH EXISTENTIAL ON CONCRETE PLANTER. WOOD TO MATCH ACCENT
2	2'-0" TYPICAL DOUBLE CASMENT WINDOW PROFILE W-12 COLOR WHITE	5	4'-0"x4'-0" RECESSED VINYL DOUBLE CASMENT WINDOW COLOR WHITE	7	3'-0"x6'-0" RECESSED VINYL DOUBLE CASMENT WINDOW COLOR WHITE	9	PAINTED METAL CANOPY REFER TO C-32 FOR DETAIL	10	PAINTED METAL CANOPY REFER TO C-32 FOR DETAIL W/CHAMFERED EDGES	13	WOOD ACCENT MOUNTED ON CONCRETE WALL. 1X4 IPE SLAT FINISH TO MATCH EXISTENTIAL ON CONCRETE PLANTER. WOOD TO MATCH ACCENT
									14	8'-0" HEIGHT SOLID WOOD FENCE MOUNTED ON CONCRETE PLANTER FINISH TO MATCH EXISTENTIAL 1X4 IPE SLAT. REFER TO DETAIL	

ALBERTO RINKEVICH
ARCHITECT
480 SW LOWELL CH. PORTLAND, OR 97221
(503) 927-1756 FAX (503) 927-2613

HAZELWOOD PLAZA
62 RESIDENTIAL UNITS

N.T.S. WEST-EAST
ELEVATIONS

A2 C
01 15

MILDRED WHITE, AIA, NCARB
BAMA ARCHITECTURE AND DESIGN, LLC

11-01-14

LU 14-185350 DZM