



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

FROM CONCEPT TO CONSTRUCTION

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[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

Date: October 9, 2014

From: Jeffrey Mitchem, Land Use Services  
503-823-7011 / [Jeffrey.Mitchem@portlandoregon.gov](mailto:Jeffrey.Mitchem@portlandoregon.gov)

## **REQUEST FOR RESPONSE**

**Case File: LU 14-208117 DZ AD, Jefferson.14 Apartments**  
**Pre App: PC # 14-169399**

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 Jeffrey Mitchem at 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201. You can 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 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: November 6, 2014** (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: November 10, 2014**
- **A public hearing before the Design Commission is tentatively scheduled for November 20, 2014**

**Owner:** Liapes Property LLC  
3225 NE Couch St / Portland, OR 97232-3230  
Vic Remmers / Russ Lockrem / VWR Development LLC  
735 SW 158th Ave, Suite 180 | Beaverton, OR 97006-4952

**Representative:** Robert Thompson / Richard Rapp / TVA Architects  
920 SW 6th Ave, Ste 1500 / Portland, OR 97204

**Site Address:** 1450 SW JEFFERSON ST

**Legal Description:** BLOCK S1/2W TL 3200, PORTLAND; BLOCK S1/2W TL 3100, PORTLAND

**Tax Account No.:** R667740140, R667740160

**State ID No.:** 1S1E04AB 03200, 1S1E04AB 03100

**Quarter Section:** 3128

**Neighborhood:** Goose Hollow, contact Greg Wimmer at 503-222-7173.

**Business District:** Goose Hollow Business Association, contact Angela Crawford at 503-223-6376.

**District Coalition:** Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

**Plan District:** Central City - Goose Hollow

**Zoning:** CXd, Central Commercial with a design overlay.

**Case Type:** DZ AD, Design Review, Adjustment Review

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

**Proposal:**

Design Review for a 6-story apartment building containing 61 residential units. An entry courtyard is proposed between the building and the east property line including stormwater planters, softscape and access to long-term bike parking. Building materials include smooth metal panel, ribbed metal panel, concrete, fiber-cement panel and crank-out vinyl casement windows. Ground floor units have exterior patio space with sidewalk access and sliding patio style doors with clear insulated glazing. An Adjustment is requested to reduce the number of on-site loading spaces from one (1) Standard B to none (0).

**Approval Criteria:**

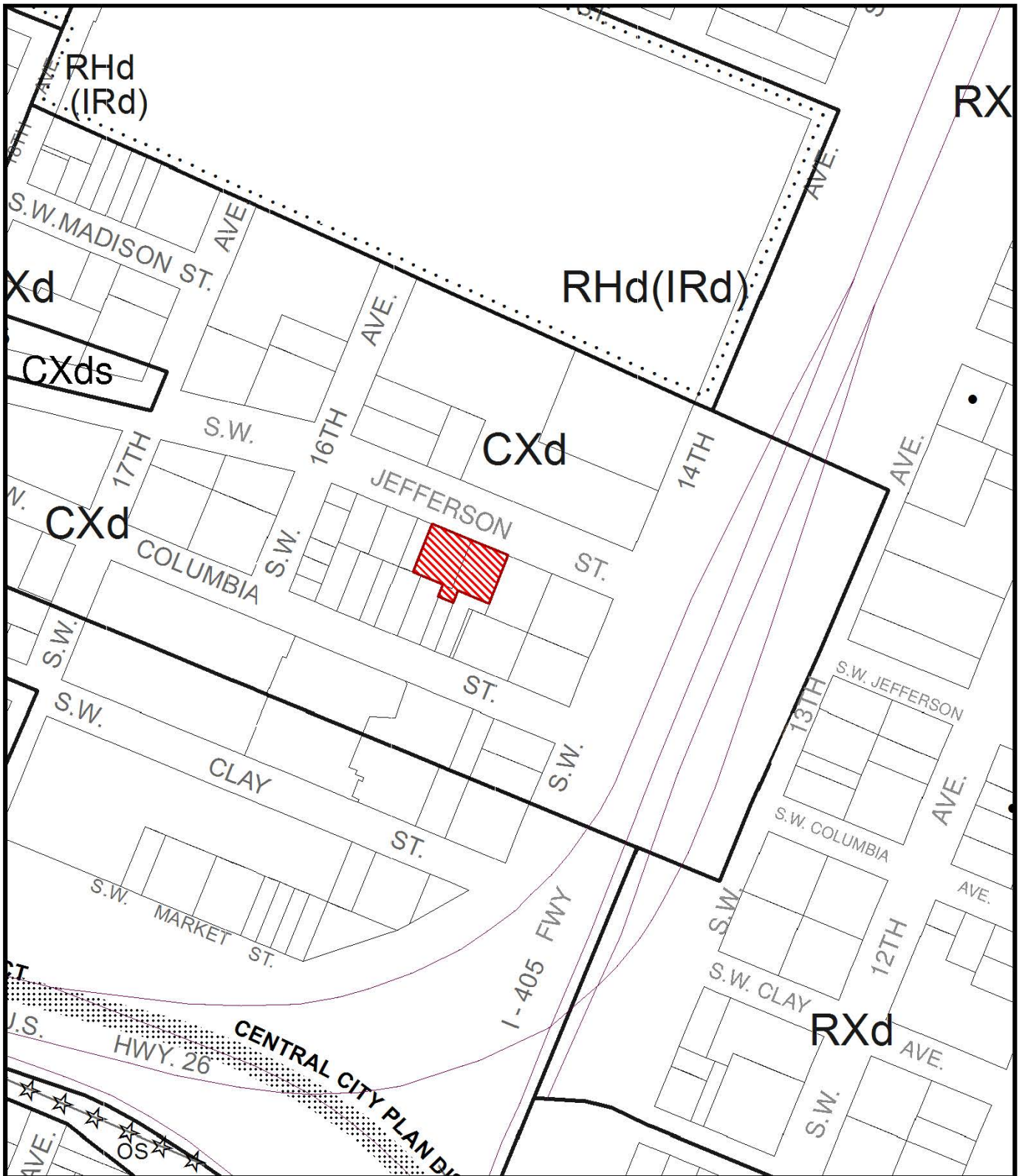
In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are:

- 33.825 Design Review
- Central City Fundamental Design Guidelines
- Goose Hollow 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 September 4, 2014 and determined to be complete on **October 3, 2014**.

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, Elevation



# ZONING

-  Site
-  Historic Landmark
-  Recreational Trail

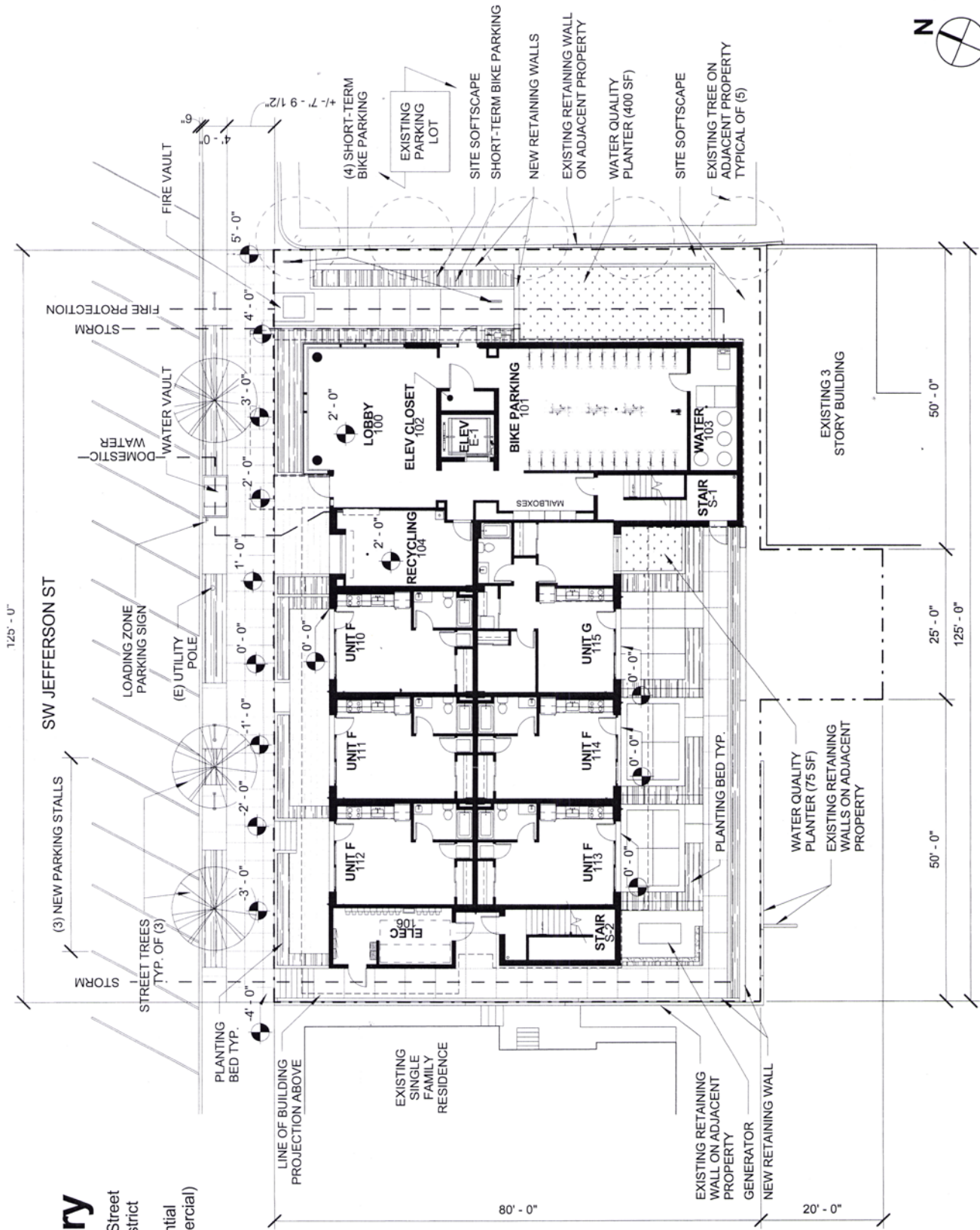


This site lies within the:  
**CENTRAL CITY PLAN DISTRICT**  
**GOOSE HOLLOW SUBDISTRICT**

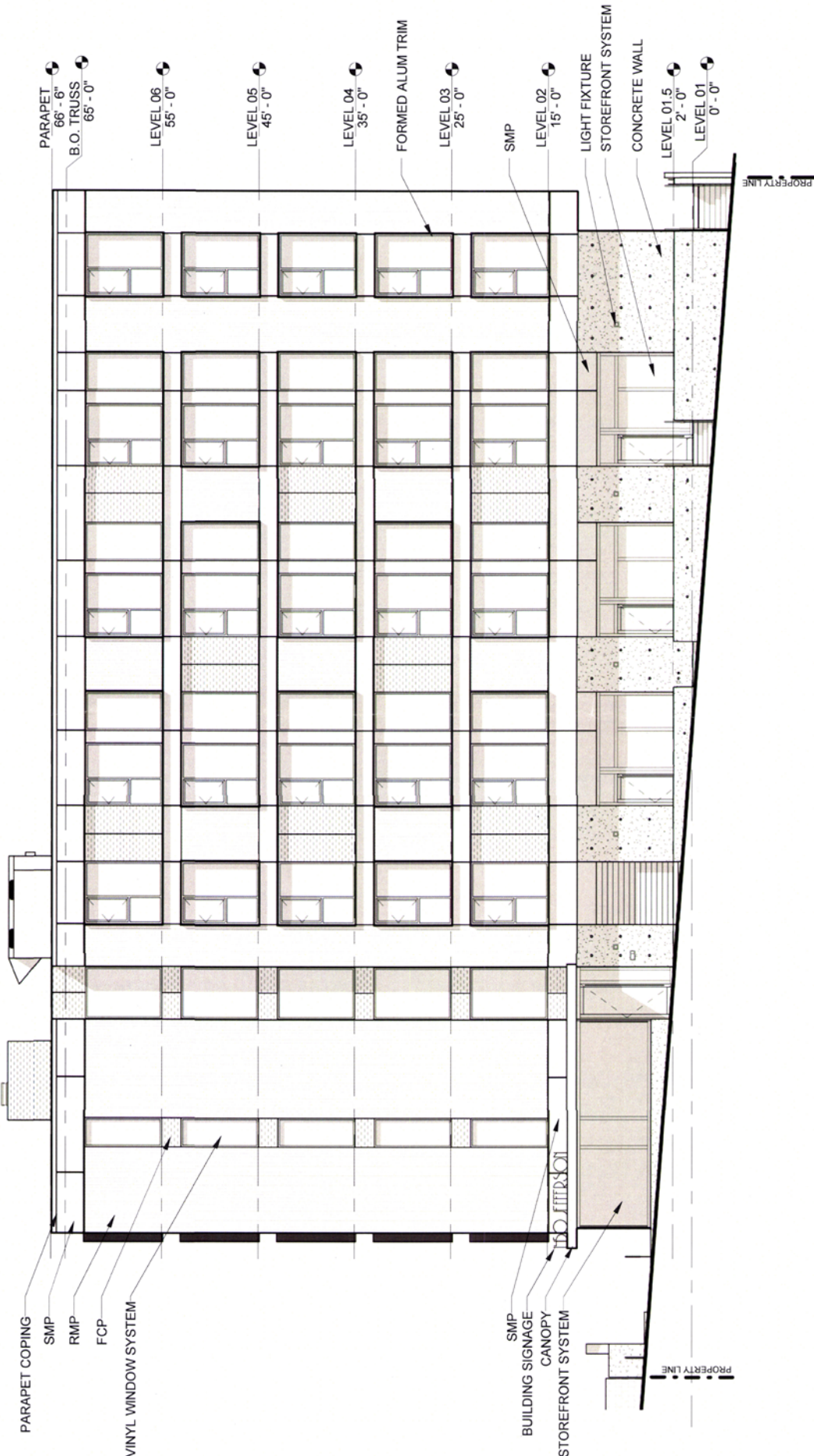
File No. LU 14-208117 DZ  
 1/4 Section 3128  
 Scale 1 inch = 200 feet  
 State\_Id 1S1E04AB 3100  
 Exhibit B (Sep 04, 2014)

# Project Summary

Address: 1450 SW Jefferson Street  
 Plan District: Central City Plan District  
 Neighborhood: Goose Hollow  
 Use: Multi-Family Residential  
 Zoning: CXd (Central Commercial)  
 Site Area: 10,500 SF



**SITE PLAN 028 JEFFERSON.14**  
 Goose Hollow Neighborhood Association  
 1450 SW JEFFERSON  
 1/16" = 1'-0" 09.04.2014



Goose Hollow Neighborhood Association  
1450 SW JEFFERSON

NORTH ELEVATION 032 JEFFERSON.14  
3/32" = 1'-0" 09.04.2014

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