



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

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner
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Date: 3/13/15

From: Staci Monroe, Land Use Services
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REQUEST FOR RESPONSE

Case File: LU 15-116838 DZM - Modera Belmont
Pre App: PC # 14-228796

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 Staci Monroe 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: 4/10 – 28 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: 4/20**
- **A public hearing before the Design Commission is tentatively scheduled for May 7, 2015 at 1:30 PM**

Applicant: Kurt Schultz, 503-445-7312 | SERA Design | 338 NW 5th Avenue
Portland, Oregon 97209

Developer: Sam Rodriguez | Mill Creek Residential Trust | 200 NW 2nd Avenue, Suite
900 | Portland, OR 97209

Owner: Oregon Ballet Theatre | 818 SE 6th Ave | Portland, OR 97214-2329

Site Address: 818 SE 6TH AVE

Legal Description: BLOCK 138 LOT 1&8 EXC PT IN ST LOT 2-7, EAST PORTLAND

Tax Account No.: R226508590

State ID No.: 1S1E02BB 06200

Quarter Section: 3131

Neighborhood: Buckman, contact Matthew Kirkpatrick at 503-236-6350.

Business District: Central Eastside Industrial Council, contact Peter Fry at 503-274-2744.

District Coalition: Southeast Uplift, contact Bob Kellett at 503-232-0010.

Plan District: Central City - Central Eastside

Zoning: EXd – Central Employment Zone with a 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 a Design Review approval for a new 6-story mixed use development with 202 dwelling units above ground floor commercial space and live-work units in the Central Eastside sub district of the Central City plan district. The project includes a basement level garage for 105 parking spaces and two loading spaces, which is accessed off SE 6th Avenue. The U-shaped building provides for an at-grade courtyard with a western orientation as well as another amenity space on the rooftop at the east end. Bike parking is provided for visitors along the building frontage on private property with spaces for residents in common bike storage area and in individual units in the building. Exterior building finishes include brick, metal panel, aluminum storefront and vinyl windows.

The following Modifications are requested:

1. To reduce the minimum parking space width from 8'-6" to 7'-10" within the underground garage for some of the spaces (PZC Section 33.266.130.F, Table 266-4);
2. To reduce the bicycle parking space width from the required 2 feet to 18 inches for the proposed long-term bicycle parking spaces (PZC Section 33.266.220.C); and
3. To reduce the 10' vertical clearance to 8'-2" for the two small loading spaces within the basement (PZC Section 33.266.310.D).

Approval Criteria:

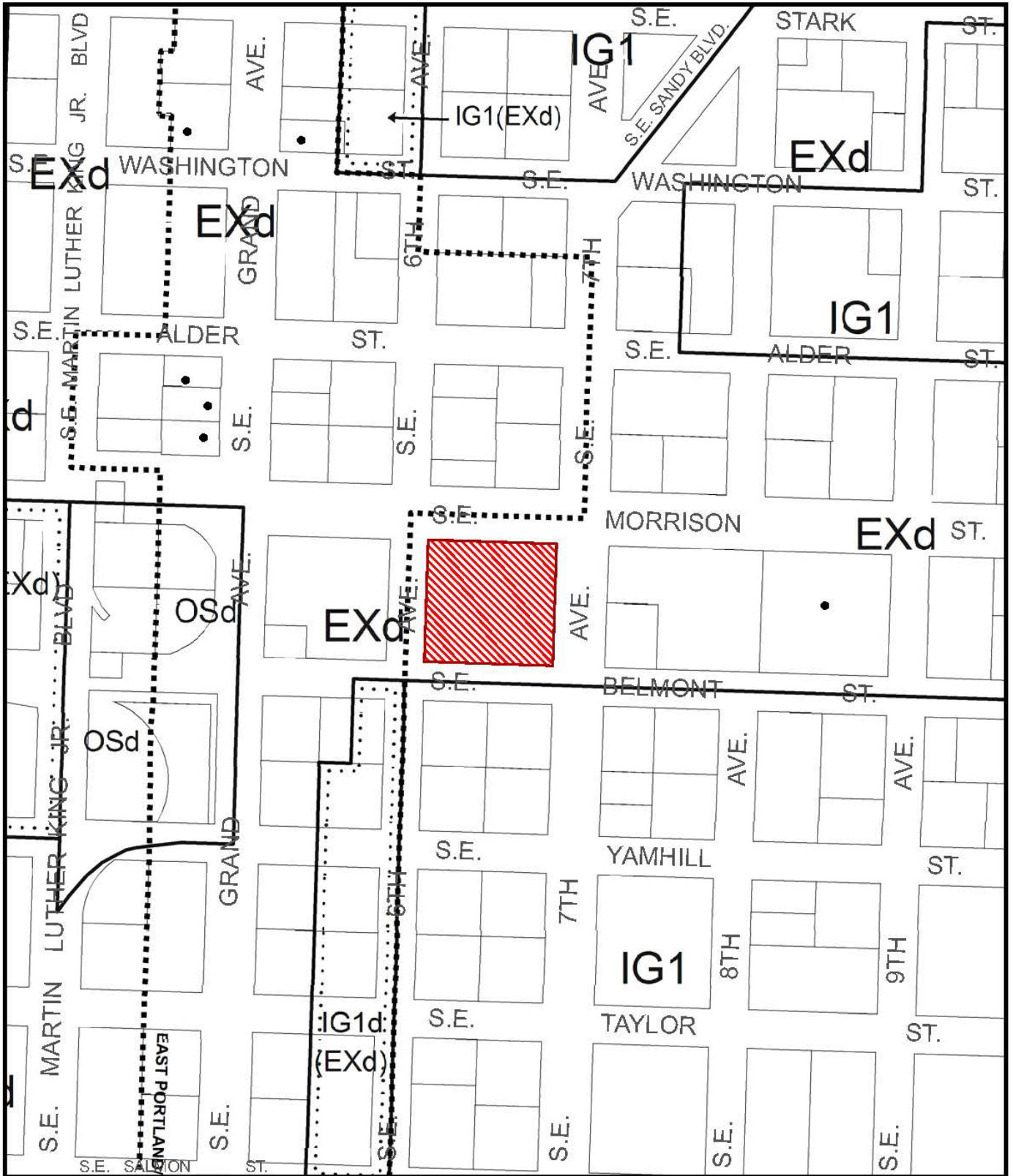
In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are:

- Central City Fundamental Design Guidelines
- Central Eastside 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 February 9, 2015 and determined to be complete on March 11, 2015.

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, Building Elevations



ZONING



Site



Historic Landmark



NORTH

This site lies within the:
CENTRAL CITY PLAN DISTRICT
CENTRAL EASTSIDE SUBDISTRICT

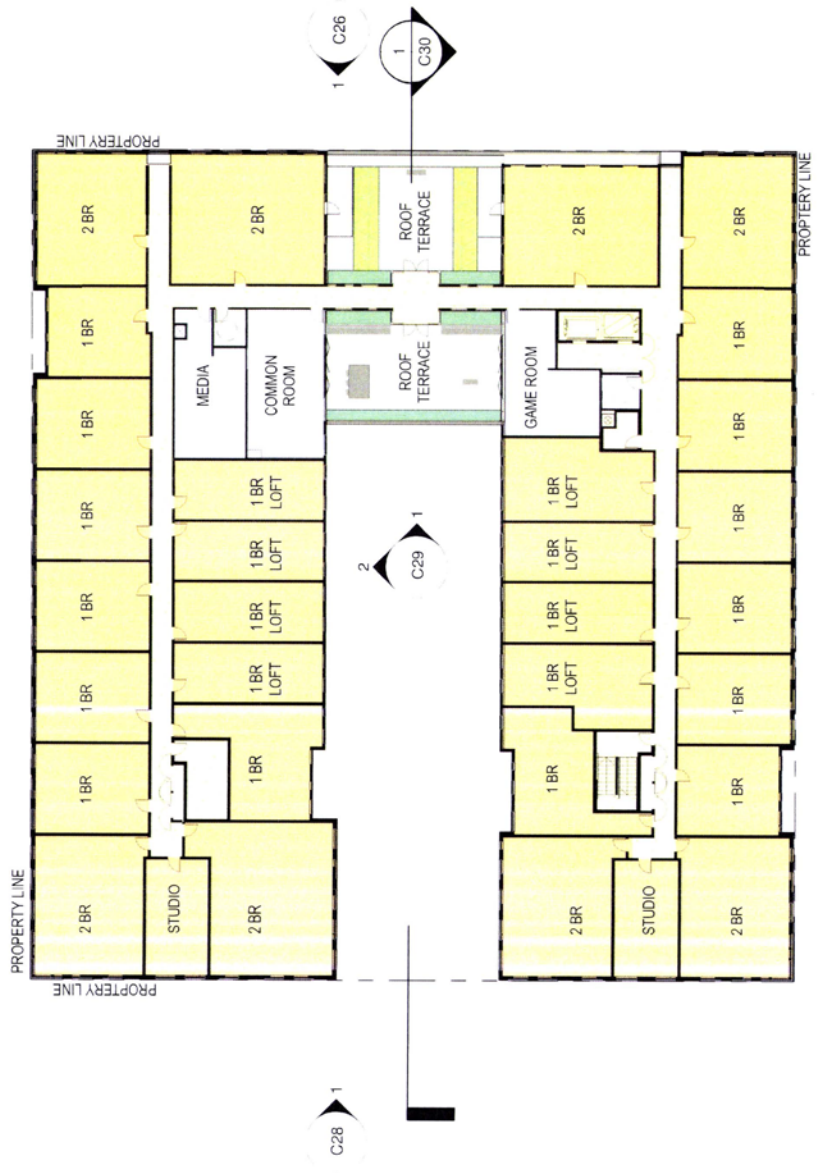
File No. LU 15-116838 DZM

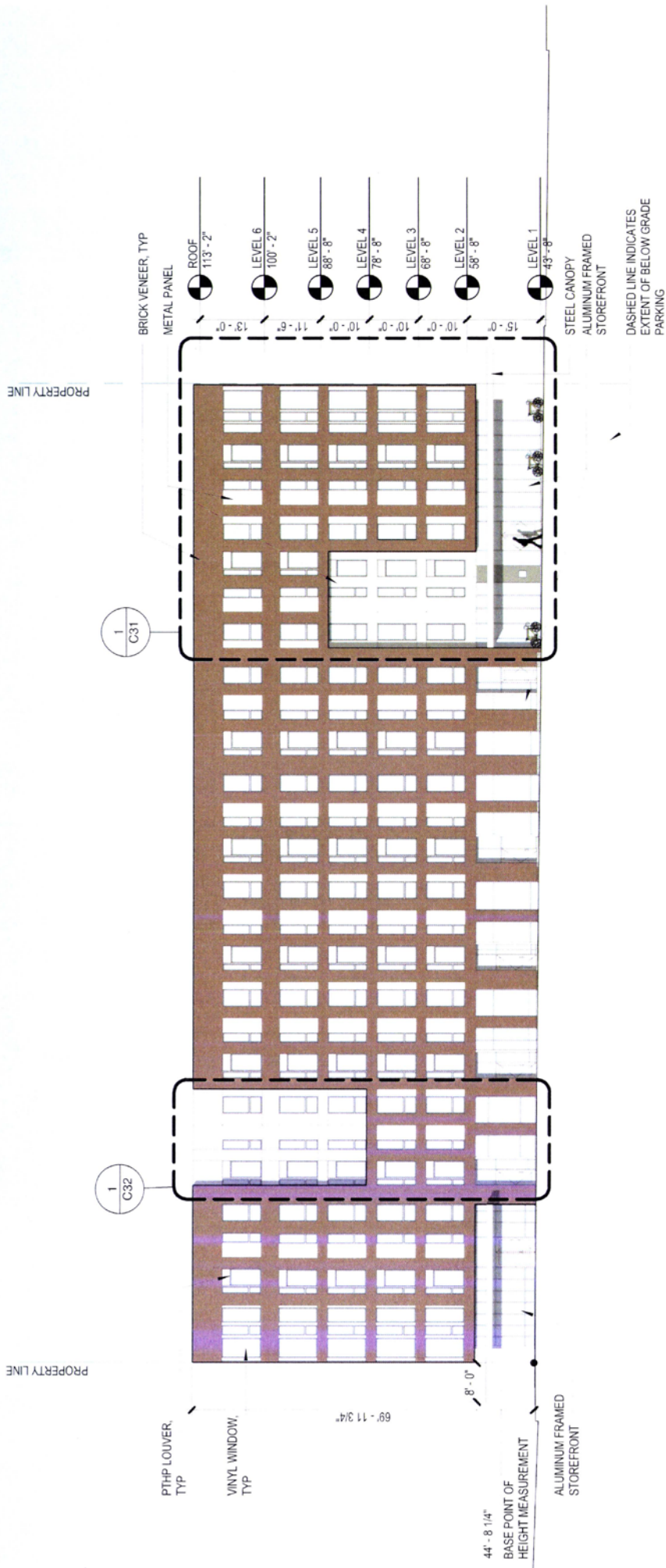
1/4 Section 3131

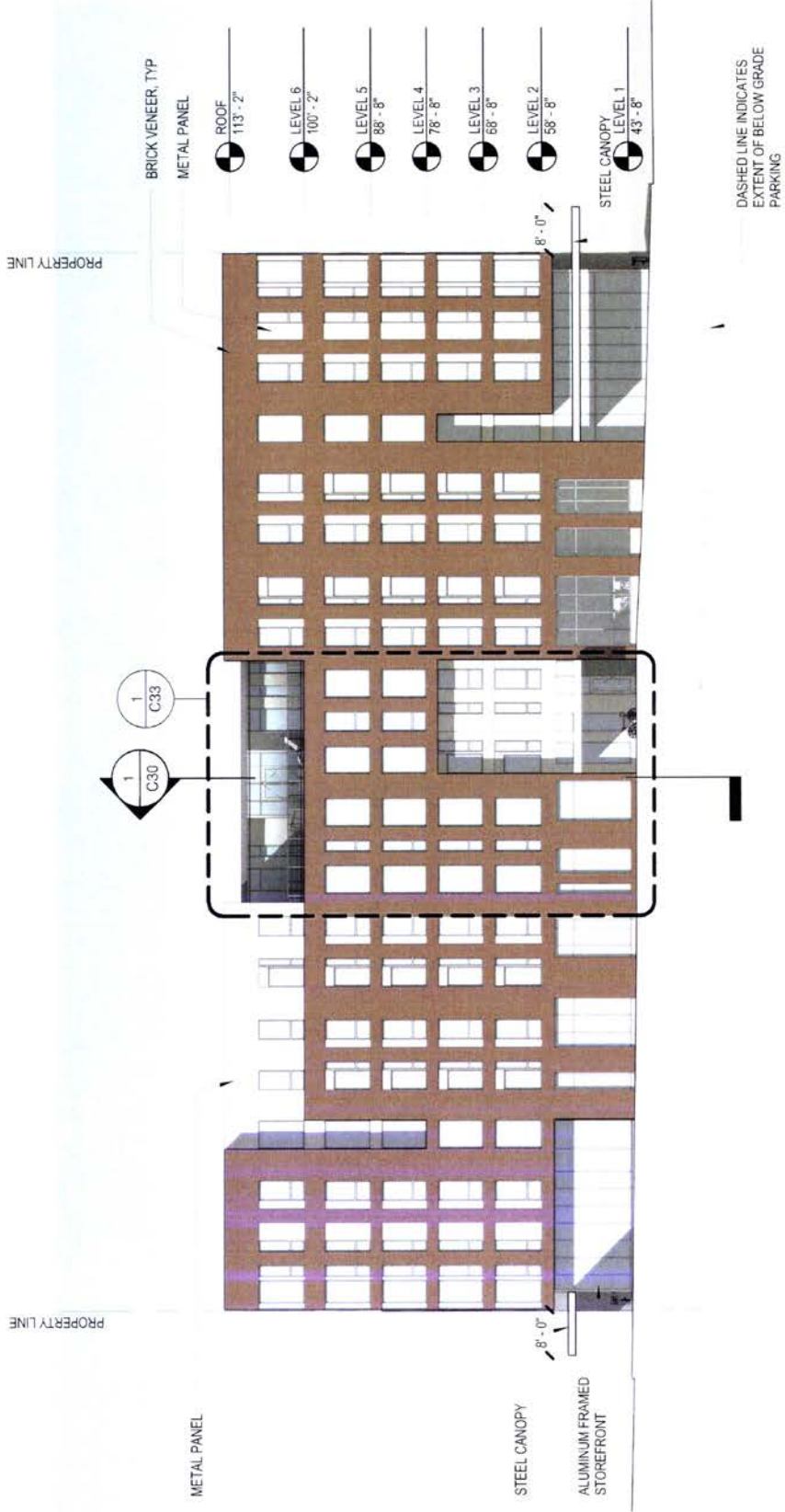
Scale 1 inch = 200 feet

State_Id 1S1E02BB 6200

Exhibit B (Feb 10, 2015)









PROPERTY LINE

PROPERTY LINE

BRICK VENEER, TYP
VINYL WINDOWS, TYP
PTHP LOUVER, TYP

ROOF 113'-2"
LEVEL 6 100'-2"
LEVEL 5 88'-8"
LEVEL 4 78'-8"
LEVEL 3 68'-8"
LEVEL 2 58'-8"
LEVEL 1 49'-8"

STEEL CANOPY
CAST IN PLACE CONCRETE
DASHED LINE INDICATES EXTENT OF BELOW GRADE PARKING

STEEL CANOPY

METAL PANEL

STEEL CANOPY

ALUMINUM FRAMED STOREFRONT



MODERA BELMONT APARTMENTS | DESIGN REVIEW APPLICATION - LU 15-116838 DZM | COMPLETENESS RESPONSE 10 MARCH 2015

LU 15-116838 DZM

