



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

Dan Saltzman, Commissioner
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www.portlandoregon.gov/bds

Date: May 27, 2016
To: Interested Person
From: Tim Heron, Land Use Services
503-823-7726 / Tim.Heron@portlandoregon.gov

**NOTICE OF A PUBLIC HEARING ON A PROPOSAL
IN YOUR NEIGHBORHOOD**

CASE FILE: LU 16-129367 DZ – 2211 SW 4th Avenue
PC # 15-114048

REVIEW BY: Design Commission

WHEN: June 16, 2016 at 1:30PM

WHERE: 1900 SW Fourth Ave., Room 2500A
Portland, OR 97201

Development has been proposed in your neighborhood requiring a land use review. The proposal, review process, and information on how to respond to this notice are described below. A copy of the site plan and zoning map are attached. I am the staff person handling the case. Please call me if you have questions regarding this proposal. Please contact the applicant if you have questions regarding any future development on the site.

Applicant: Joshua Scott, Koz Development
1208 10th St, Suite 201
Snohomish, WA 98290

Owner: Bpm-Ub LLC
610 SW Alder St #1221
Portland, OR 97205

Site Address: 2211 SW 4th Avenue
Legal Description: BLOCK 23 TL 1100, CARUTHERS ADD
Tax Account No.: R140902240
State ID No.: 1S1E04DD 01100
Quarter Section: 3228

Neighborhood: Portland Downtown, contact Rani Boyle at 503-725-9979.
Business District: None
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Plan District: Central City - University District
Zoning: CXd, Central Commercial with design overlay
Case Type: DZ, Design 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:

The proposed project is for the new construction of a 6 level, 108 unit studio apartment building with ground floor commercial space and parking on a triangular site at SW 4th Avenue and SW Grant Street adjacent to I-405. The grade level floor has two commercial spaces, one along each street frontage, a bike parking lobby, and commercial parking area for 23-stalls accessed from SW Grant Street. All other levels above grade level are residential units and associated services, including a second level long-term bike parking facility accessed by a separate stair and elevator corridor.

The building materials include board form concrete, brick, corrugated metal and VPI vinyl window systems.

Because the proposed is for new development in the University sub District of the Central City Plan District, design review is required.

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

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 March 1, 2016 and determined to be complete on April 22, 2016.

DECISION MAKING PROCESS

The Bureau of Development Services will be making a recommendation on this proposal; our report and recommendation will be available 10 days before the hearing. The Staff report will be posted on the Bureau of Development Services website. Look at www.portlandonline.com. On the left side of the page use the search box to find Development Services, then click on the Zoning/Land Use section select Notices and Hearings. Land use review notices are listed by the District Coalition shown at the beginning of this document. The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at <http://www.portlandonline.com/auditor/index.cfm?c=28197>.

The neighborhood association, listed on the first page of this notice, may take a position on this application and may have scheduled an open meeting prior to making their recommendation to the Bureau of Development Services. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting.

To comment, you may write to the Bureau of Development Services, 1900 SW Fourth Ave., Suite 5000 or FAX your comments to 503-823-5630; or you may testify at the hearing. In your comments, you should address the approval criteria. The Hearings Officer does not accept comments via e-mail. Please refer to the file number when seeking information or submitting testimony. Written comments must be received by the end of the hearing. The applicant and Planning staff will be at the hearing to answer questions and respond to comments. The general order of appearance for oral testimony at the hearing is as follows: Bureau of Development Services staff report, applicant testimony, testimony of interested parties who wish to ask questions or testify, staff response and closing comments, and applicant's closing comments. Design Commission will make a decision about this proposal at the hearing or will grant a continuance.

The applicant and proponents have the burden of proof to show that each and every element of the approval criteria are satisfied. In order to prevail, the opponents must persuade the Design Commission to find that the applicant has not carried the burden of proof with regard to one or more of the approval criteria. The opponents may also explain to the Design Commission how or why the facts asserted by the applicant are not supported by evidence in the record. Opponents

may wish to recommend conditions of approval which will make the proposal more acceptable, if approved.

Prior to the conclusion of the hearing before the Design Commission, any participant may request an opportunity to present additional evidence or testimony regarding the application. If such a request is made, the record will be held open for seven days to receive the new evidence and the record shall be held open for at least an additional seven days to provide the other parties an opportunity to respond to that new evidence.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be extended at the request of the applicant.

APPEAL PROCESS

You can appeal the decision of the Design Commission to the City Council. If appealed, City Council will hold an evidentiary hearing. New evidence can be submitted to the City Council in the event of an appeal of an evidentiary hearing

A fee is charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver. The City Council's decision may be appealed to the Oregon Land Use Board of Appeals (LUBA).

Failure to raise an issue in person or in writing by the close of the record at or following the final evidentiary hearing on this case may preclude an appeal to LUBA on that issue. Also, if you do not provide enough detailed information to the Design Commission, they may not be able to respond to the issue you are trying to raise. In such a situation an appeal to LUBA based on that issue may not be allowed.

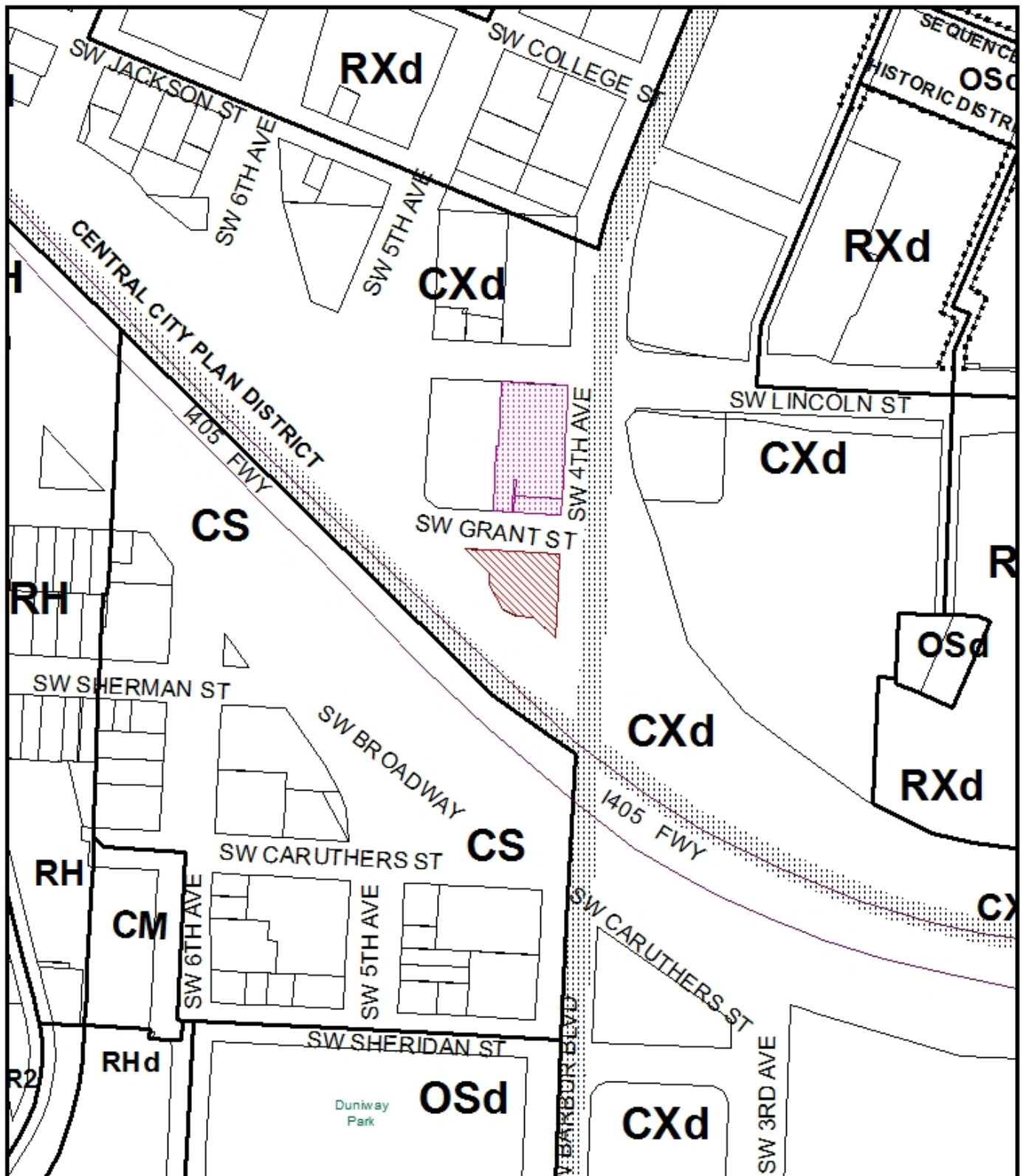
HEARING CANCELLATION

This public hearing will be cancelled if Portland Public Schools close due to inclement weather or other similar emergency. Check local television and radio reports for school closures. The hearing will be rescheduled for the earliest possible date. A renotification notice will not be sent. Please call the Bureau of Development Services at 503-823-7617, for information regarding cancellations or rescheduling.



To attend the hearing, public transportation is available. Tri-Met buses stop near the BDS building at SW Fifth or Sixth Ave. at SW Hall St. and SW Harrison St. Call Tri-Met at 503-238-7433 (or www.trimet.org/schedule/allroute.htm) for routes and times. Hourly rated public parking is available a half block south of the building on Fourth Ave.

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

Enclosures: Zoning Map, Site Plan, Elevations, Renderings



ZONING

-  Site
-  Also Owned Parcels



This site lies within the:
CENTRAL CITY PLAN DISTRICT
SOUTH DOWNTOWN/UNIVERSITY SUBDISTRICT

File No.	LU 16-129367 DZ
1/4 Section	3228
Scale	1 inch = 200 feet
State_Id	1S1E04DD 1100
Exhibit	B (Mar 02, 2016)

**PREVIOUS CONCEPT PLAN
PRE-APPLICATION [EA 15-114048]
DESIGN ADVICE REQUEST [15-153663]**

Comments:

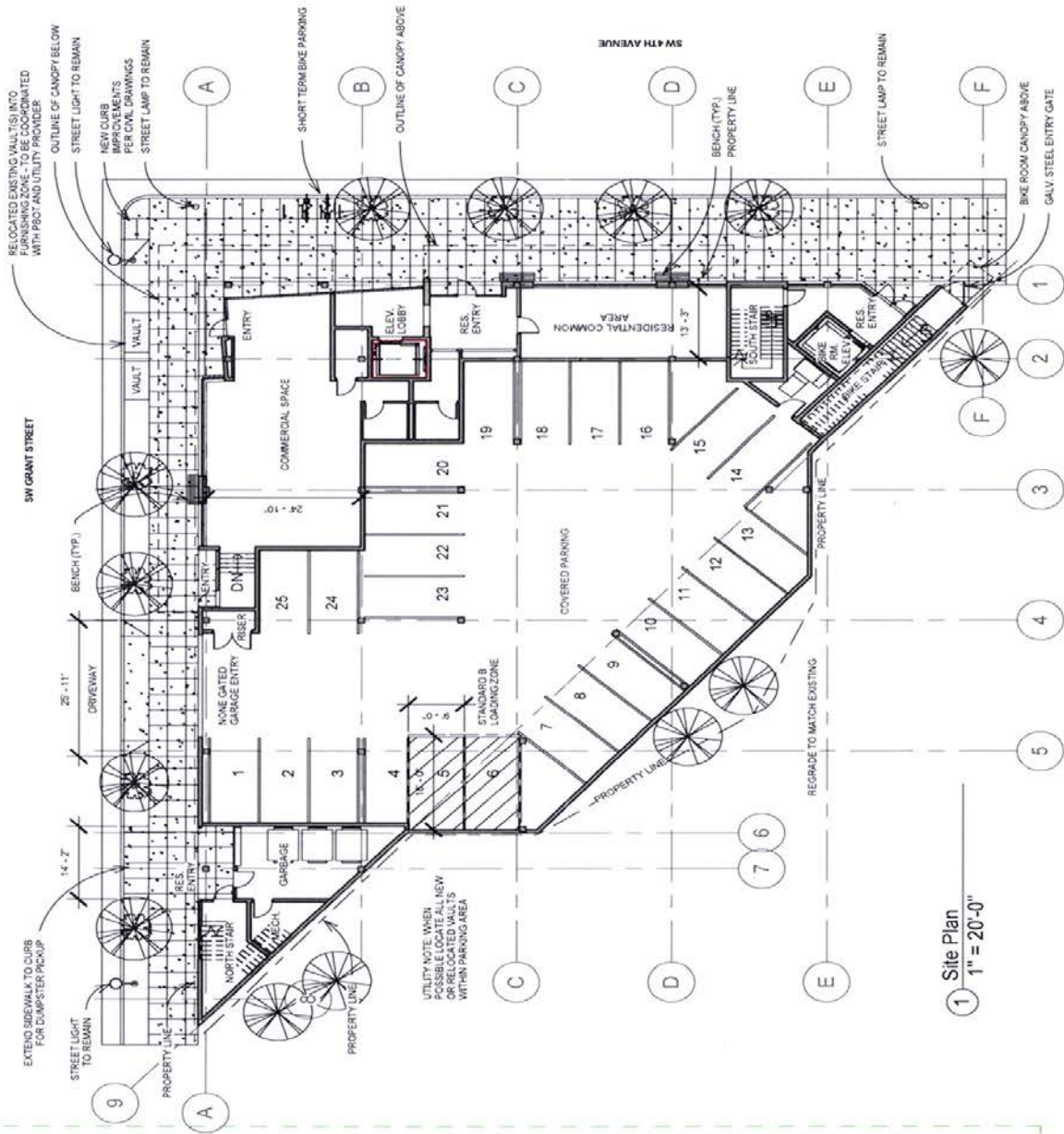
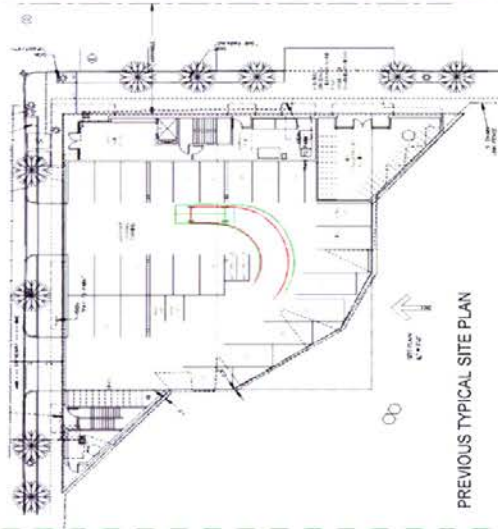
- 1.) Garage access. Queuing for cars out of the parking garage requires the gate to be located 20' from the sidewalk.
- 2.) Vault location.
- 3.) Loading zone requirements, type A or B

Summary of changes:

- 1.) The parking garage gate is not intended for daily use, and would remain in the open position while the parking area is in use. The use of a gate would be to provide security when the parking area is closed. A warning system is planned for the single entry/exit.
- 2.) Utility vaults serving the project are planned to be located at grade within the covered parking area. In the event a utility vault cannot be located or relocated onto the site, the vault shall be located within the 4' furnishing zone per city standards.
- 3.) Loading and unloading is proposed to be located within the covered parking area. Loading activities would either temporarily utilize the on-site parking or use the drive aisle as needed. A standard B loading zone 18' long, 9' deep and 10' high would fit in the proposed parking garage.

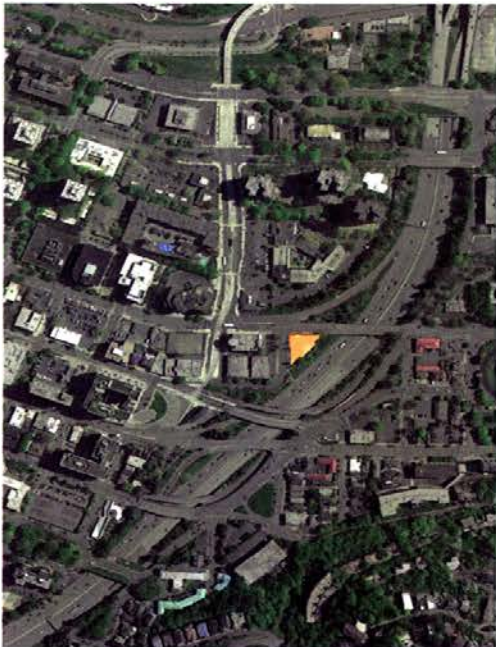
Summary of changes:

- 1.) Reduction of driveway access to parking garage.
- 2.) Reduction of main level parking, increase of active use along 4th and Grant streets with increase of storefront glazing and building function along 4th and Grant.
- 3.) Wall angle and eroded corner of the main floor residential lobby emphasizes the pedestrian transition zone.



1 Site Plan
1" = 20'-0"

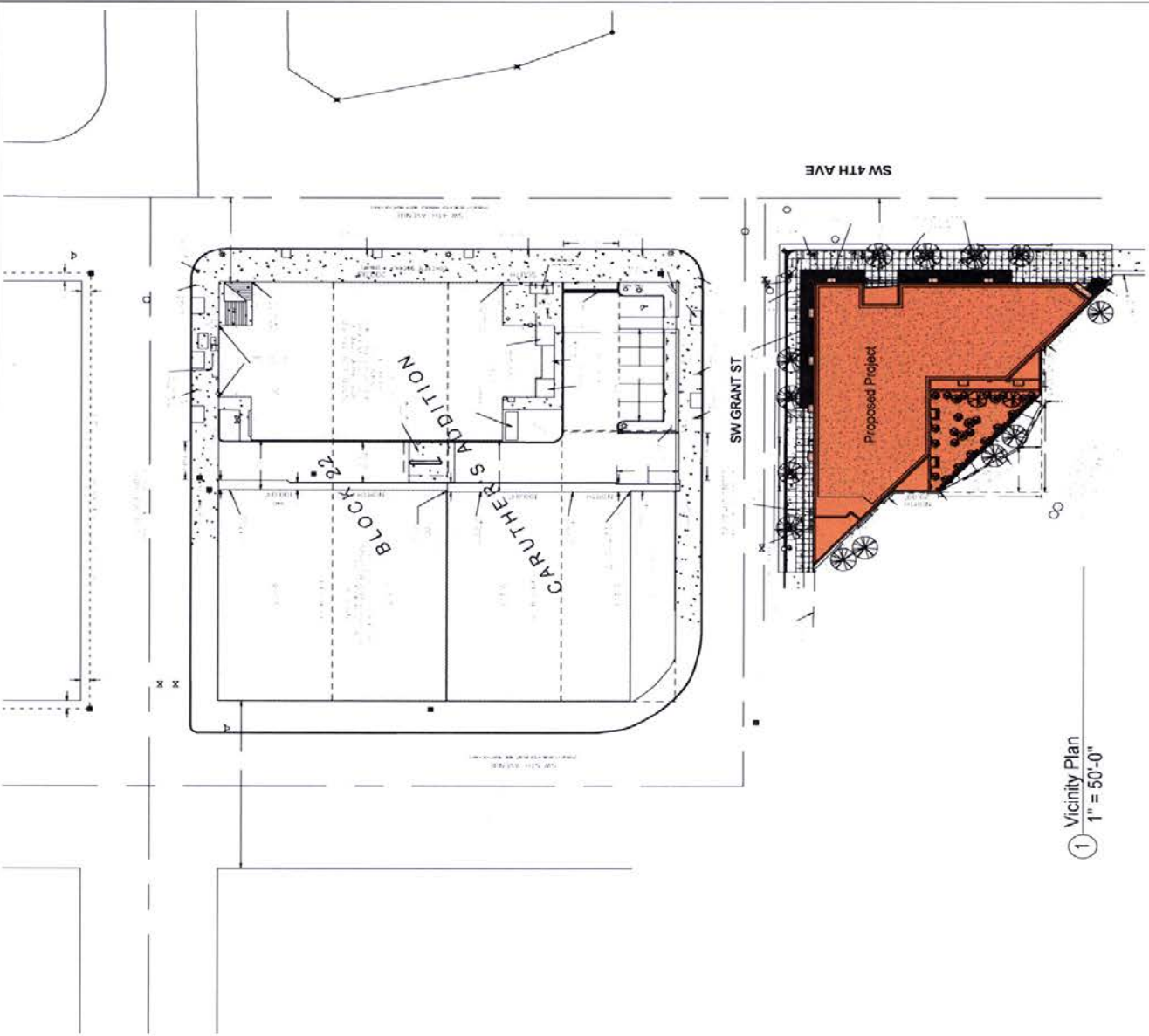
LU 16.129367 DZ EXH. 4.1



VICINITY MAP

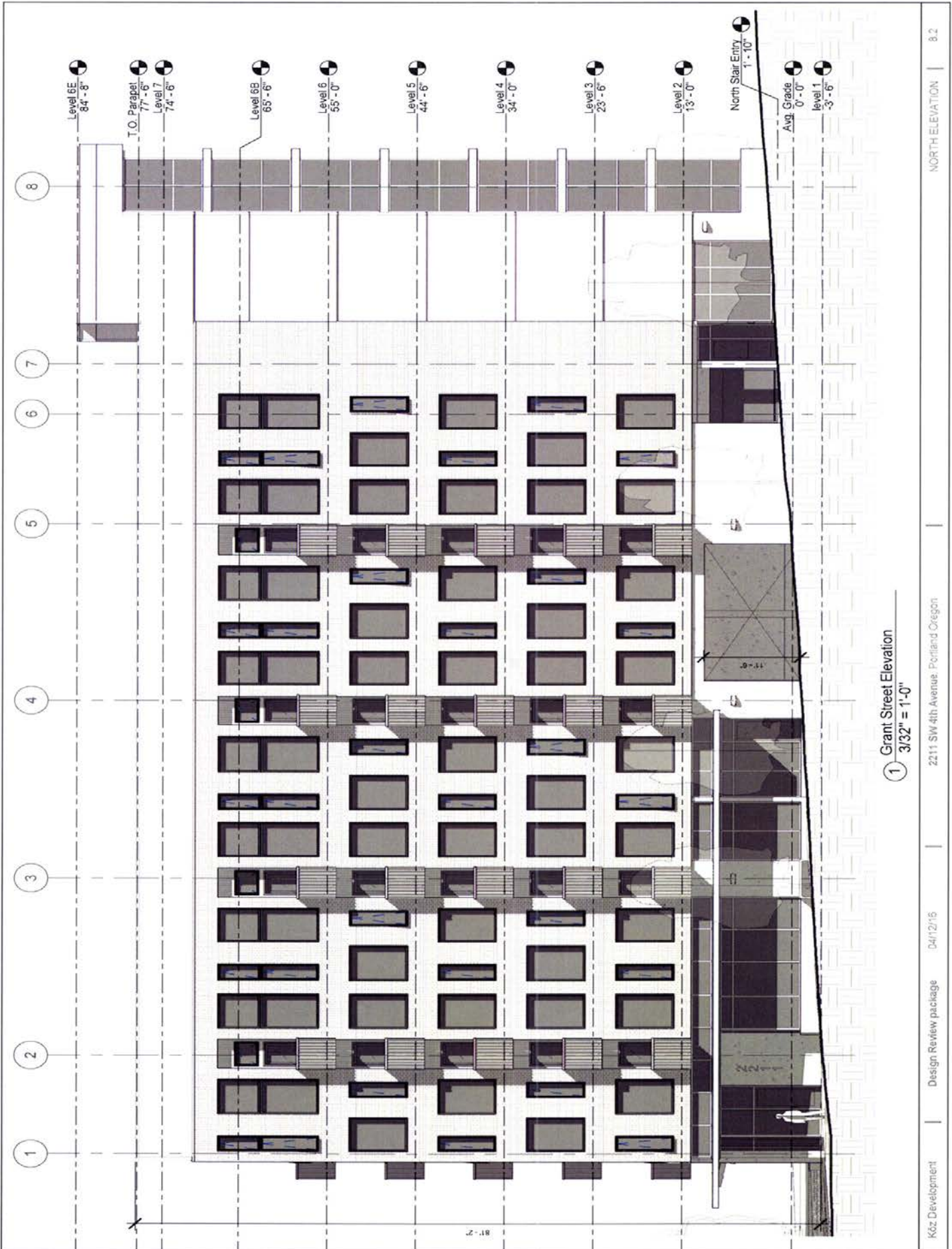


PSU CAMPUS MAP AND AREA

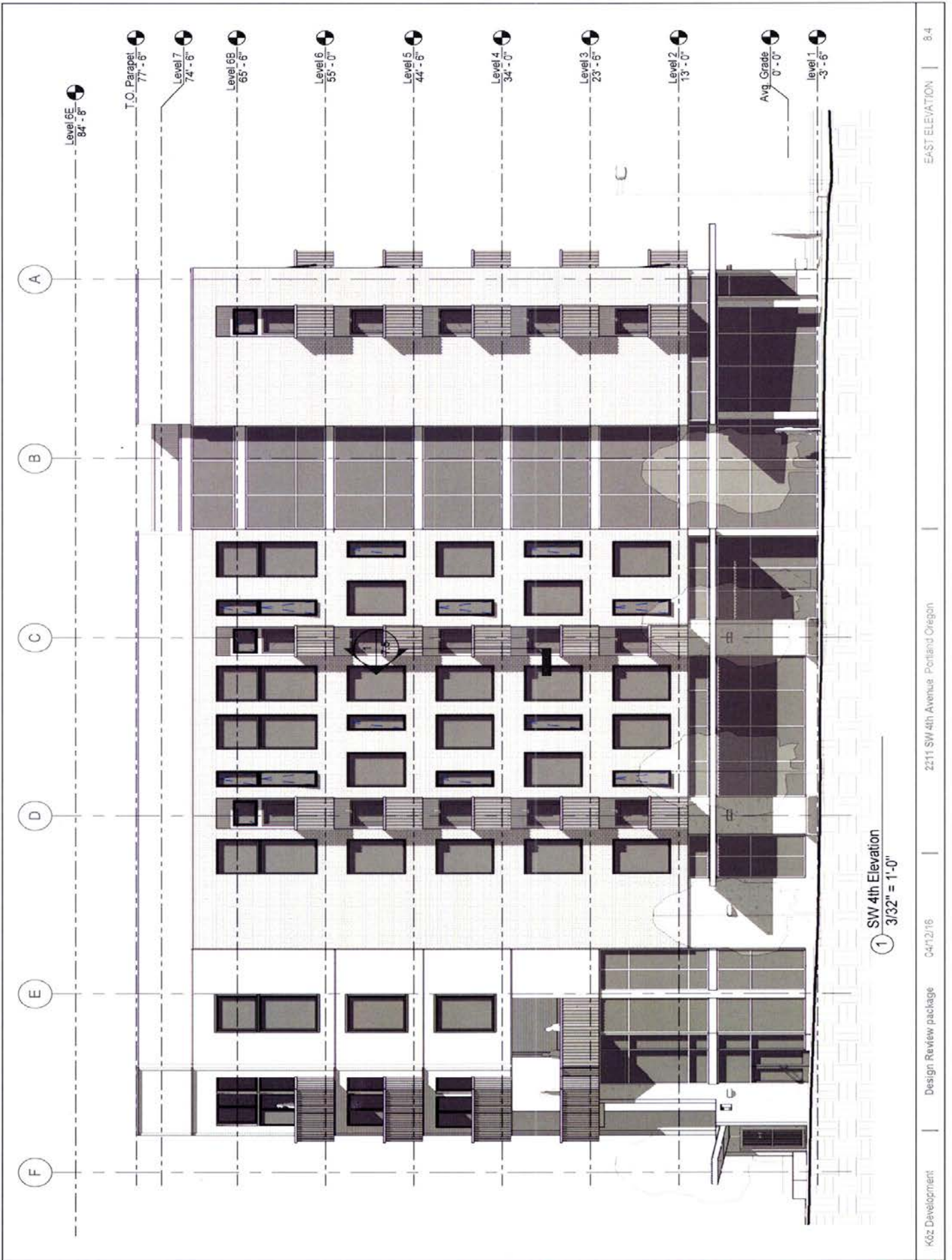


1 Vicinity Plan
1" = 50'-0"

LU 16.129367 DZ EXH.2.2



LU 16.129367 DZ EXH. 8.2



LU 16.129367 DZ EXH. 8.4



LU 16.129367 D2 EXH.9.9