



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

Dan Saltzman, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: August 31, 2012
To: Interested Person
From: Dave Skilton, Land Use Services 503-823-0660
dave.skilton@portlandoregon.gov

**NOTICE OF A PUBLIC MEETING FOR POTENTIAL FUTURE
DEVELOPMENT IN YOUR NEIGHBORHOOD**

FILE: **EA 12-175067 DA, DESIGN ADVICE REQUEST**
1730 NE Schuyler Street
REVIEW BY: Historic Landmarks Commission
WHEN: Monday, September 24, 2012 at 1:30 pm
WHERE: 1900 SW Fourth Ave, Ste. 2500A Portland, OR 97201

A Design Advice Request has been submitted by the applicants listed below regarding potential future development in your neighborhood. The proposal, process, and information on how to respond to this notice are described below. A copy of the site plan, building elevations and zoning map are attached. I am the staff person handling the Design Advice Request. Please call me if you have questions regarding this process. Please contact the applicant if you have questions regarding any future development on the site.

Applicant: GPB Development Llc
6027 SE Main Street / Portland, OR 97215

Site Address: 1730 NE Schuyler Street

Legal Description: BLOCK 12 LOT 9 W 1/2 OF LOT 10, JOHN IRVINGS 1ST ADD
Tax Account No.: R430303540
State ID No.: 1N1E26DC 05500
Quarter Section: 2832
Neighborhood: Irvington, contact Dean Gisvold at 503-284-3885.
Plan District: Albina Community
Zoning: R1a, Multi Dwelling 1000, with Historic Resource Protection and Alternative Design Density Overlay zones

Other Designation: Vacant site in the Irvington Historic District, which was listed in the National Register of Historic Places on October 22, 2010.

Case Type: DA, Design Advice Request
Procedure: A public meeting with the Historic Landmarks Commission to provide informal, advisory response for the applicants/owners to consider in preparation of a potential future land use review application.

Proposal:
The applicant seeks design advice on a potential development of five attached houses on an existing vacant lot that is currently being subdivided into five parcels.

Each unit in the proposed development is provided with a rear-facing garage.

Approval Criteria:

If a formal land use review application were submitted in the future for the proposed development, it would be reviewed in accordance with the relevant approval criteria of Title 33, Portland Zoning Code.

The applicable approval criteria could be 33.846.060 G Other Approval Criteria.

If requested, Modifications would be reviewed against 33.846.070 Modifications Considered in Historic Design Review.

This application was submitted on August 22, 2012.

Purpose of a Design Advice Request

Design Advice Requests are not intended to substitute for other Code-required land use or legislative procedures. Purposes served by Design Advice Requests might include the following:

- Early feedback on atypical building types or configurations unable to draw on other prior project approvals to assess approval potential.
- Projects which, for various reasons, anticipate including elements that do not appear to conform to design guidelines, and which may require a waiver of one or more design guidelines.
- Unique urban design schemes for which interest or support is sought prior to approaching other agencies.

Process

The Portland Zoning Code affords the opportunity for parties interested in bringing matters before the Historic Landmarks Commission or Design Commission outside of other prescribed regulatory or legislative processes. The relevant Code chapter reads as follows:

33.730.050 F. Other pre-application advice.

An applicant may request advice from the Design Commission or Historic Landmarks Commission prior to submitting a land use request that would be heard by these commissions. These requests are known as "Design Advice Requests". These requests do not substitute for a required pre-application conference with the BDS staff and other City urban service or technical representatives.

The general order of appearance for those attending the meeting is as follows: Bureau of Development Services introduction, applicant presentation, clarifying questions about the proposal by the Commission, public comment, informal discussion about the proposal between the Commission and the applicants, and Historic Landmarks Commission or Design Commission final comment. There will be no final decision about this proposal during this Design Advice Request process.

At the request of the Commission, a submittal for a Design Advice Request may be continued to a future date for further discussion.

Opportunity for Public Comment

The neighborhood association, listed on the first page of this notice, may take a position on the proposed development and may have scheduled an open meeting prior to providing comment to the Design Commission. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting.

The public meeting with the Historic Landmarks Commission will provide an opportunity for parties to submit oral and written comment on this matter. To comment, you may write to the Historic Landmarks Commission, 1900 SW Fourth Ave., Suite 5000 or FAX your comments to 503-823-5630; or you may attend the meeting to provide comment. Please refer to the file number when seeking information or submitting comment.

A Design Advice Request file is available for your review by appointment. Please contact the file review at 503-823-7617 to schedule a time. 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 for such services. You may also find additional information about the City of Portland and City Bureaus as well as a digital copy of the Portland Zoning Code, by visiting the City's homepage on the Internet at www.ci.portland.or.us.

Design Advice Request Results

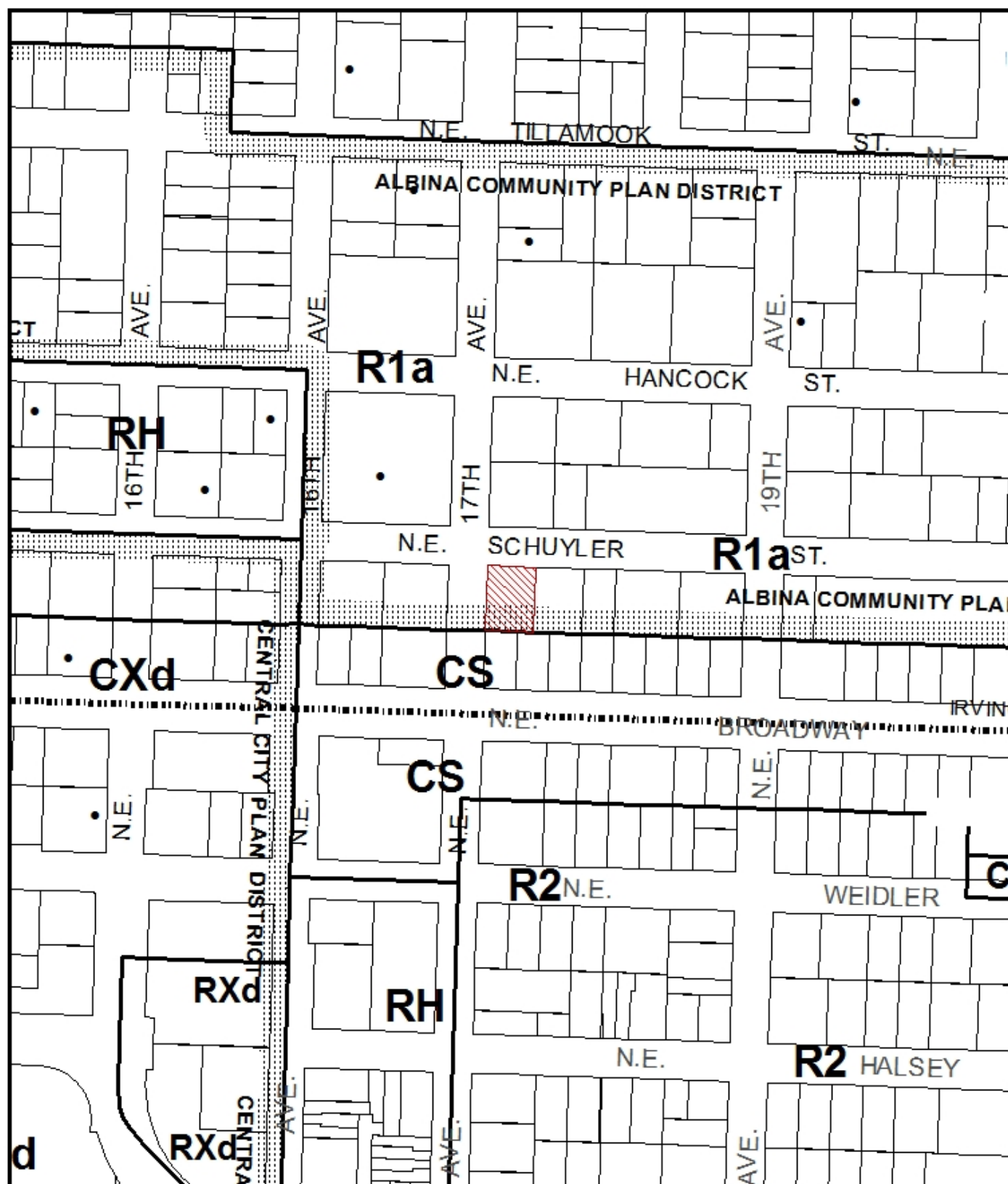
Design Advice Requests will provide informal, advisory response only. Responses received at the meeting may inform City staff when processing future land use reviews, but will not be considered a formal directive from the Commission. The Commission may offer future procedural or design direction, and may also offer a preliminary assessment against approval criteria that would apply were the proposal to be reviewed formally through the land use review process. Comment provided at the meeting will be documented by City staff, and will be available for further and future reference.

Meeting Cancellation

This public meeting 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 meeting will be rescheduled for the earliest possible date. A re-notification notice will not be sent. Please call the Bureau of Development Services at 503-823-7617, for immediate information regarding cancellations or rescheduling. To attend the meeting, 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.tri-met.org/routes_times.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; West, North, and East Elevations



ZONING



Site



Historic Landmark



NORTH

This site lies within the:
IRVINGTON HISTORIC DISTRICT

File No. EA 12-175067 DAR

1/4 Section 2832

Scale 1 inch = 200 feet

State_Id 1N1E26DC 5500

Exhibit B (Aug 30, 2012)

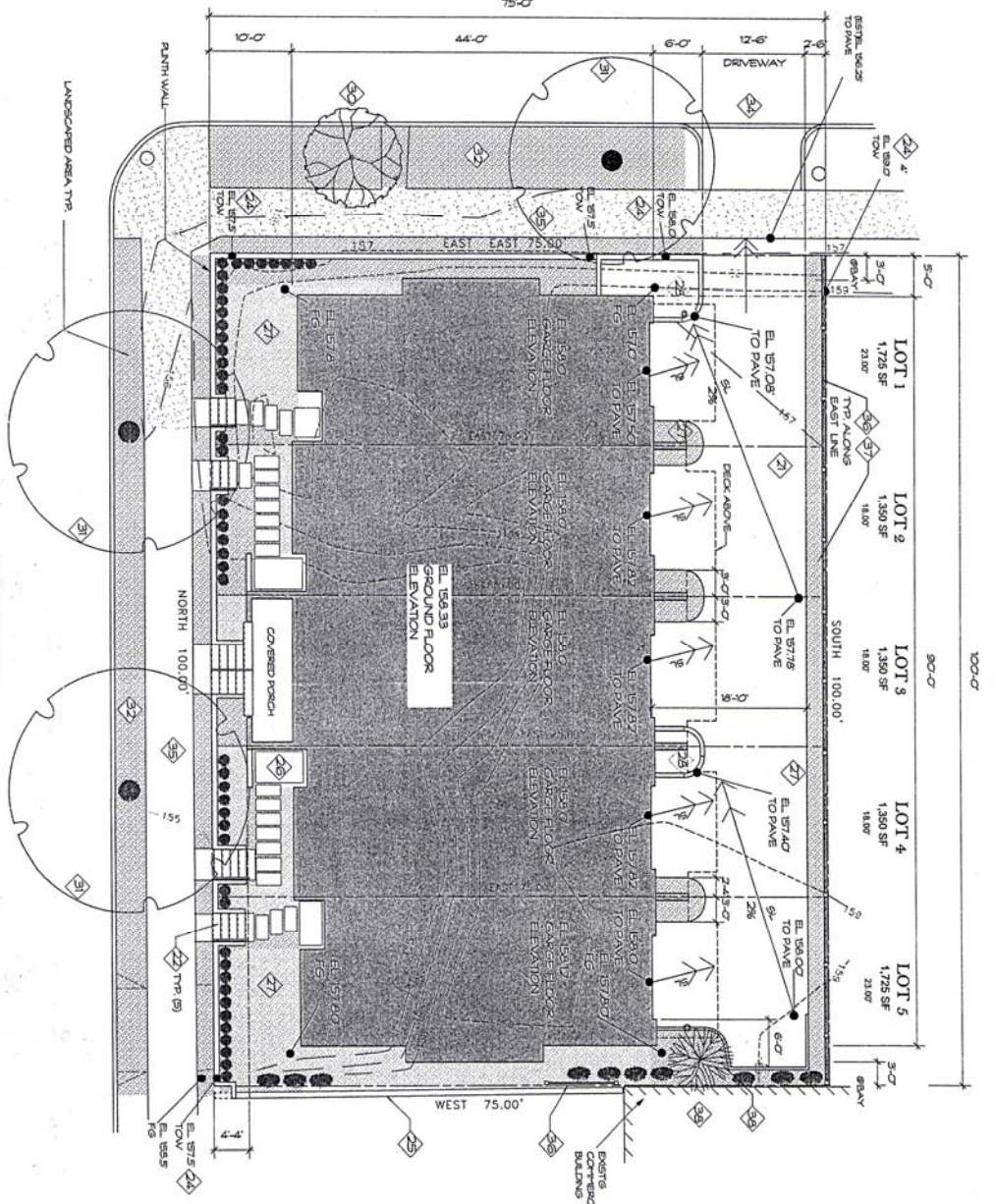
PRELIMINARY
(NOT FOR
CONSTRUCTION)



NE SCHUYLER ST



SITE PLAN



0 5 10 15 20 25 FT
SCALE 1/8" = 1'-0"

SITE INFORMATION SUMMARY

SITE AREA = 7500 SF
FOOTPRINT = 4000 SF
IMPERVIOUS DRIVEWAY = 1605 SF
LANDSCAPED AREAS = 1502 SF
SITE COVERAGE = LESS THAN 60%

SITE PLAN KEY NOTES

- 1 AC PAVED DRIVEWAY
- 2 EXTERIOR STAIRS
- 3 CONC. CURB WALL, NON-ENGINEERED
- 4 EXISTING NON-STRUCTURAL RETAINING WALL
- 5 PRECAST PAVEMENT WALKWAY, WASHED AGR
- 6 PLANTING BED
- 7 FLOW THROUGH PLANTER
- 8 APPROVED STREET TREE
- 9 EXIST. TREE
- 10 EXIST. PLANTING STRIP
- 11 EXIST. CURB CUT
- 12 NEW CURB CUT, CITY OF PORTLAND STANDARDS APPLY.
- 13 EXIST. SIDEWALK
- 14 6 FOOT HIGH FENCE STEPPING DOWN TO 3-6" WITHIN 10' OF STREET PROPERTY LINE
- 15 CLIMBING CAMELLIA PLANTED AT 15' O.C. ALONG FENCE
- 16 T-1 TREE PLANTING, 3 INCH FOR SINGLE TREE, 2 INCH FOR PAIR OF TREES.

PROPERTY LINE
EA 12-175067
DNR

REV	DATE	DESCRIPTION
1	XX JULY 12	ISSUE FOR REVIEW

A1.1

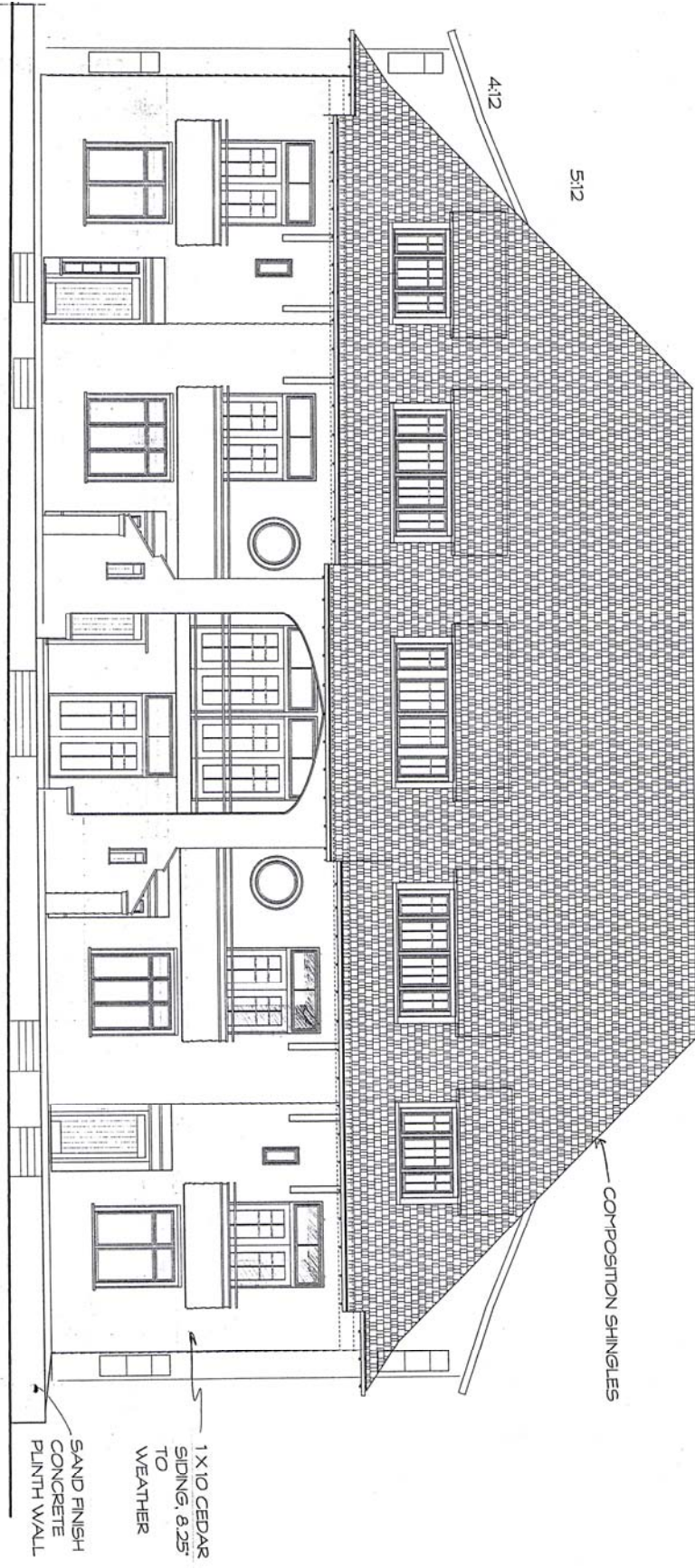
DRAWING NUMBER
PN 11-40-16

IRVINGTON ROW
PORTLAND, OREGON

SITE & LANDSCAPE PLAN

DRAWING
TITLE

PRELIMINARY
NOT FOR
CONSTRUCTION



1
ELEVATION WEST

SCALE 1/4" = 1'-0"

CA 12-175067

DNR

A5.1

DRAWING NUMBER

PN 12-40-18

REV	DATE	DESCRIPTION
	XX JULY 12	ISSUE FOR REVIEW

IRVINGTON ROW

PORTLAND, OREGON

DRAWING
TITLE

BUILDING ELEVATIONS

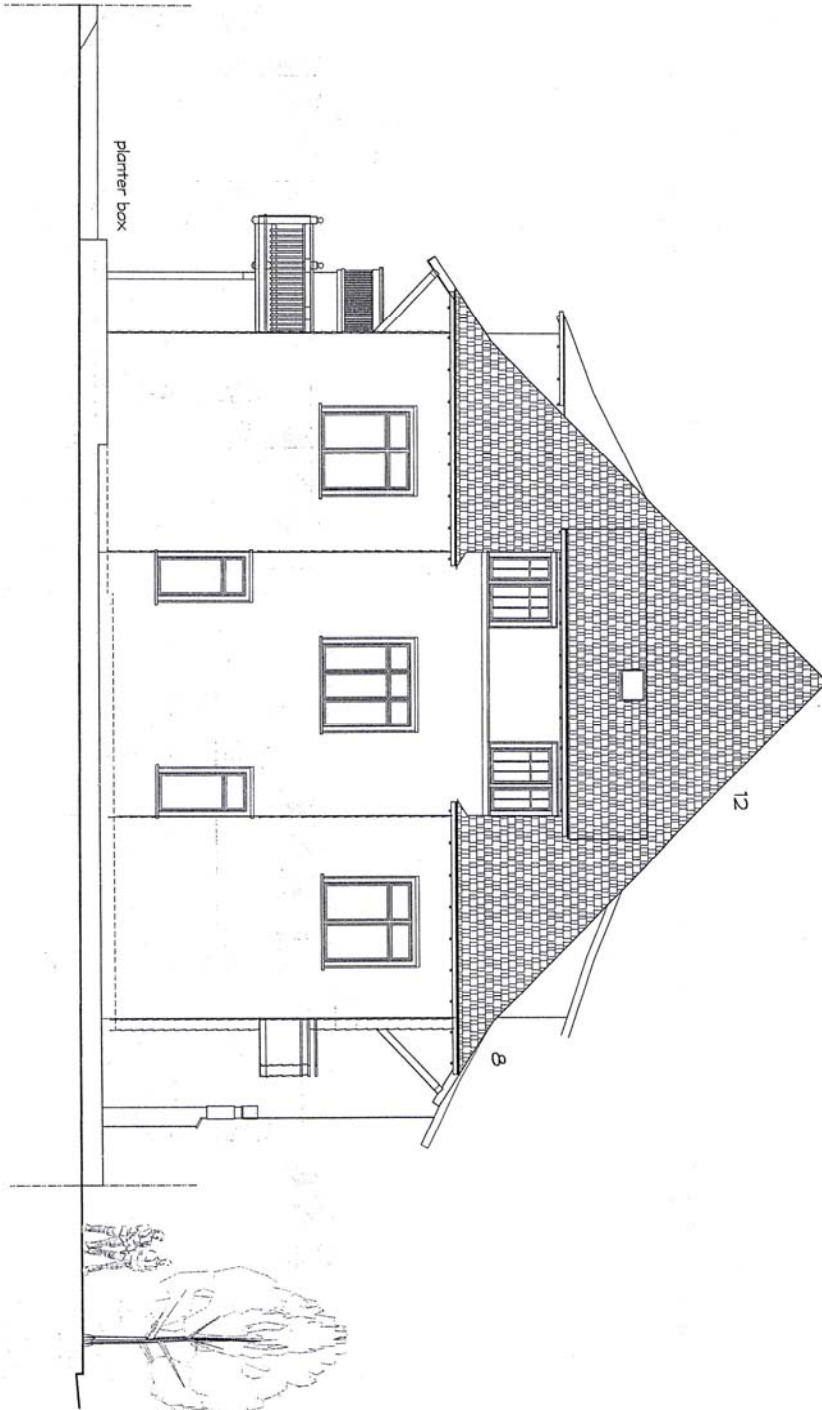
1

ELEVATION NORTH - SOUTH SIMILAR

SCALE: 1/4" = 1'-0"

EA-12-175067

DATE



PRELIMINARY
NOT FOR
CONSTRUCTION



IRVINGTON ROW
PORTLAND, OREGON

DRAWING
TITLE BUILDING ELEVATIONS

REV	DATE	DESCRIPTION
	XX JULY 12	ISSUE FOR REVIEW

A5.3

DRAWING NUMBER
FN 12-40-16

PRELIMINARY
NOT FOR
CONSTRUCTION



1
ELEVATION EAST

SCALE: 1/4" = 1'-0"

EA 12-175067
DTR

A5.2 <small>EXAMINER'S MARK</small> <small>FIG. 12-40-18</small>	<table> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td></td> <td>XX JULY 12</td> <td>ISSUE FOR REVIEW</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	REV	DATE	DESCRIPTION		XX JULY 12	ISSUE FOR REVIEW							<p>IRVINGTON ROW PORTLAND, OREGON</p> <hr/> <p>DRAWING TITLE BUILDING ELEVATIONS</p>
REV	DATE	DESCRIPTION												
	XX JULY 12	ISSUE FOR REVIEW												

COPYRIGHT: MERRICK ARCHITECTURE PLANNING, 2012. ALL RIGHTS RESERVED. PORTLAND, OREGON. 12-40-18