



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

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

Date: March 31, 2014

From: Staci Monroe, Land Use Services
503-823-0624 / staci.monroe@portlandoregon.gov

REQUEST FOR RESPONSE

Case File: LU 14-117884 DZM - Block 37
Pre App: PC # 14-115494

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 fax your comments to me at (503) 823-5630. 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: April 28, 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: 5/5/14**
- **A public hearing before the Design Commission is tentatively scheduled for May 15, 2014**

Applicant: Katherine Schultz & Russell Hale | GBD Architects | 1120 NW Couch St
Suite 300 | Portland, OR 97209

Owner: Mui 37 Holdings LLC, 1411 4th Avenue Suite 500 | Seattle, WA 98101

Developer: Dayna Dealy | Mack Urban Development | 1411 Fourth Ave Suite 500
Seattle, WA 98101

Site Address: 3700 SW RIVER PARKWAY

Legal Description: LOT 12, WATERFRONT SOUTH NO 2; LOT 13, WATERFRONT SOUTH
NO 2

Tax Account No.: R882450650, R882450700, R882450650, R882450650, R882450700

State ID No.: 1S1E10DB 00206, 1S1E10DB 00207, 1S1E10DB 00206, 1S1E10DB
00206, 1S1E10DB 00207

Quarter Section: 3430

Neighborhood: South Portland NA., contact Jim Gardner at 503-227-2096.

Business District: South Portland Business Association, contact Kevin Countryman at 503-
750-2984.

District Coalition: Southwest Neighborhoods Inc., contact Leonard Gard at 503-823-4592.

Plan District: Central City - South Waterfront

Zoning: CXd, g – Central Commercial zone with Design and Greenway overlays

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 approval for a 6-story, mixed-use building on Block 37 in the South Waterfront Sub District of the Central City Plan District. The building would contain 278 residential units on the upper floors and in walk-up units on the north and south ground levels. Approximately 6,000 SF of retail is proposed along the ground level at the northwest corner with the potential of additional retail space at the northeast corner near the future greenway trail. Parking for 225 vehicles would be located in two levels, one underground, with access off of SW Gaines. Two loading spaces will be provided in the parking garage and in a bay on the south façade along Lane accessed from SW River Parkway. A total of 421 long-term bike parking spaces would be located within common rooms on each floor and some within the individual units. A total of 16 short-term spaces would be provided within the building's ground level setback along SW Gaines and SW River Parkway. Outdoor amenity areas are proposed on the 2nd level in a central courtyard and in terraced decks along the building's eastern edge. The project includes improvements to approximately half of Lane Street, which was designated as a greenway access connection that extend 30' onto the southern portion of the property. Landscaping is also proposed in the greenway between the property and the western edge of the future trail. Ground level building materials consist of aluminum storefronts, cast-in-place concrete, dark brick and metal panel. Upper levels are stucco, dark brick, metal panels and vinyl windows.

The following Modifications are requested:

1. To exceed the 50' special height limit within 50' of SW Gaines Avenue centerline with a 72' tall building (PZC Section 33.510.252.A).
2. For the upper floors of the building to project 3'-10" into the required 30' building setback from the centerline of Lane accessway (PZC Section 33.510.252.B).
3. Provide 25 tandem parking spaces without an attendant or having to move another vehicle (PZC Section 33.266.130.F.1).

New development in Design overlay zones are required to through Design Review per Portland Zoning Code Section 33.420.041.A.

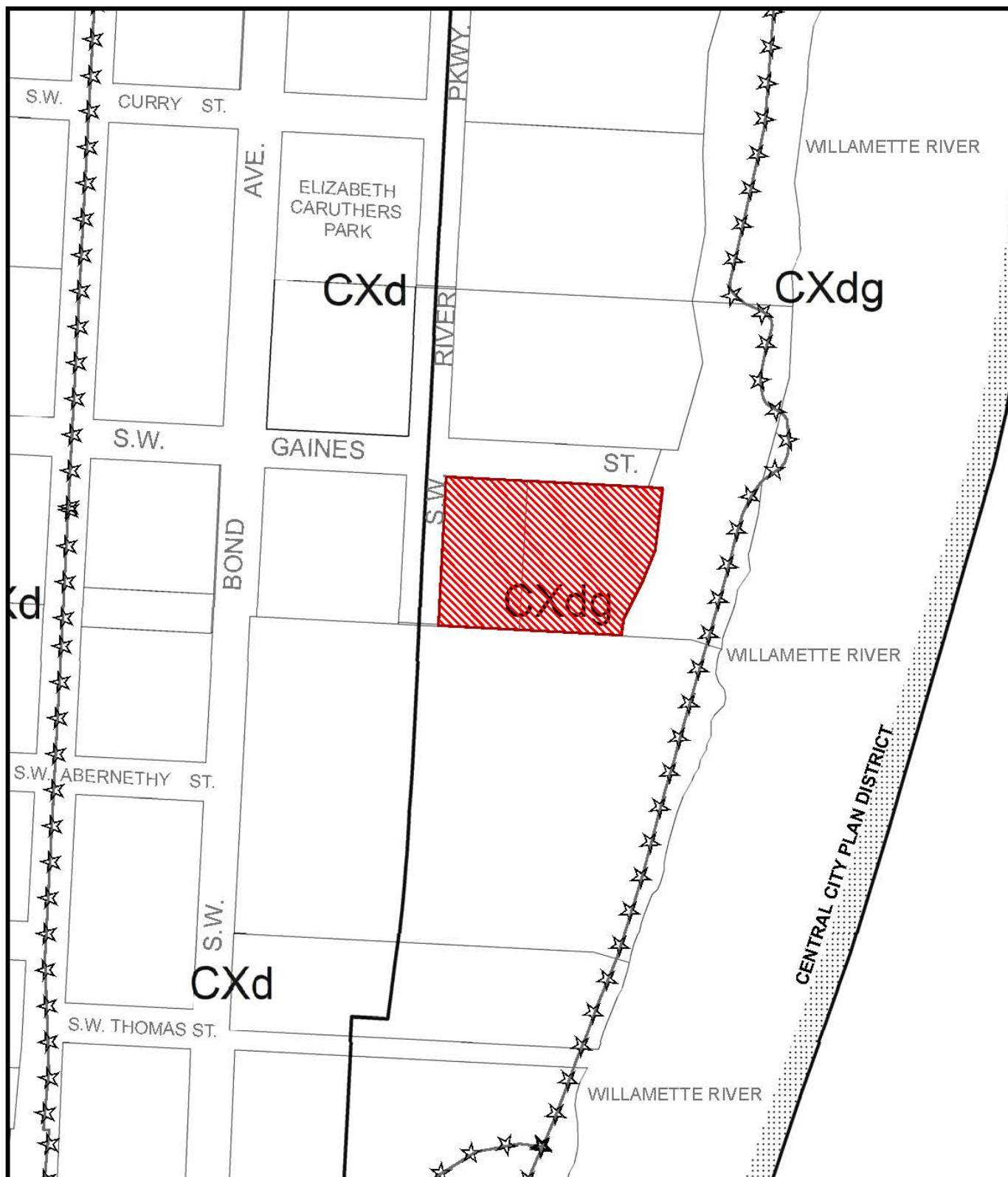
Approval Criteria:

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
- South Waterfront Design Guidelines
- Modification Considered Through Design Review – Section 33.825.040

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 18, 2014 and determined to be complete on March 28, 2014.

Enclosures: Zoning Map, Site Plan, Building Elevations



ZONING



Site



Recreational Trail



NORTH

This site lies within the:
CENTRAL CITY PLAN DISTRICT
SOUTH WATERFRONT SUB DISTRICT

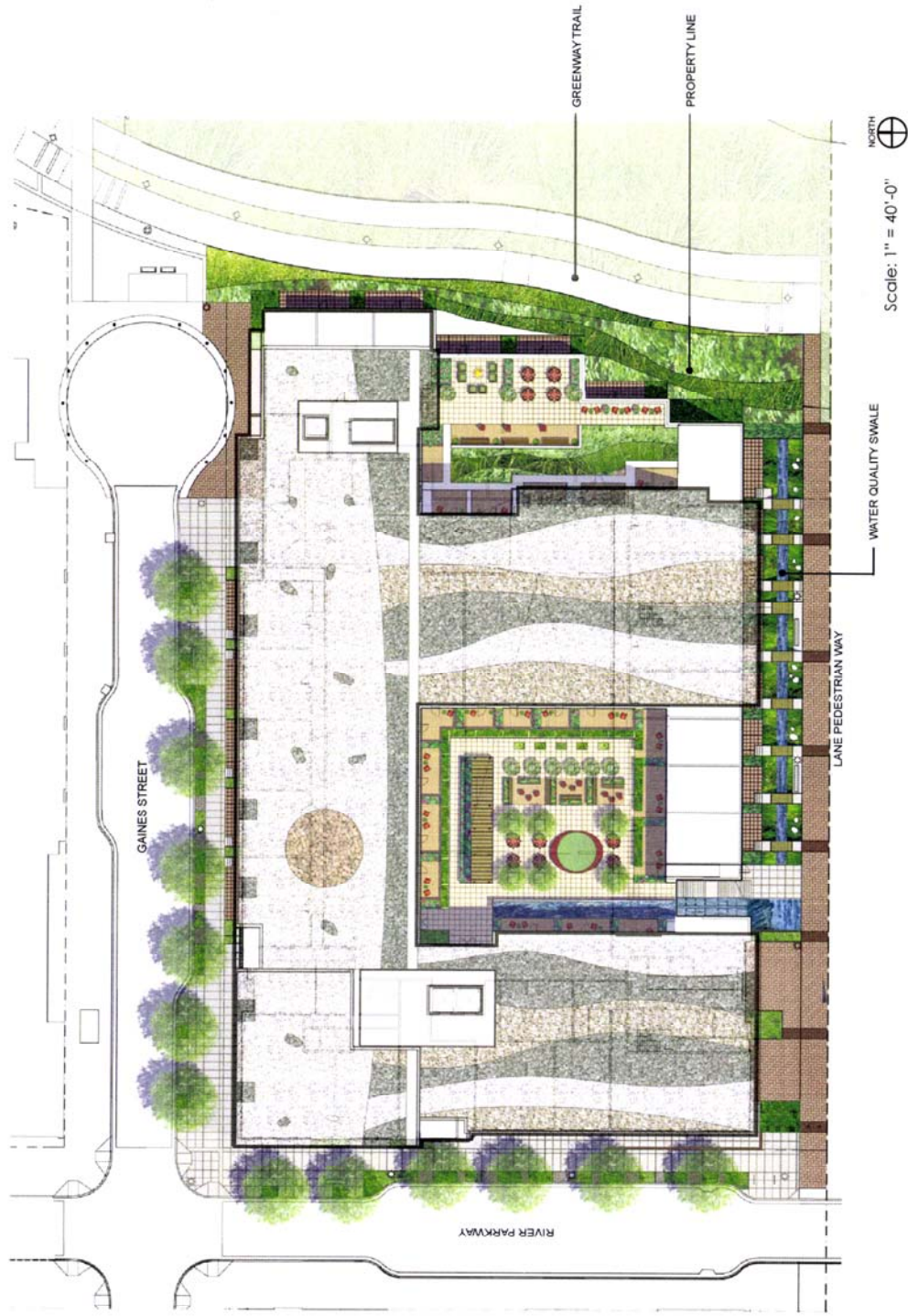
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1/4 Section 3430

Scale 1 inch = 200 feet

State_Id 1S1E10DB 207

Exhibit B (Feb 20, 2014)



SITE PLAN

LU 14-117884 02m



SOUTH ELEVATION



WEST ELEVATION



BUILDING ELEVATIONS

LU 14-117884 D2M



NORTH ELEVATION



EAST ELEVATION

BUILDING ELEVATIONS

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