



City of Portland
Bureau of Development Services
Land Use Services Division

1900 SW Fourth Ave. Suite 5000
Portland, Oregon 97201
Telephone: 503-823-7300
TDD: 503-823-6868
FAX: 503-823-5630
www.portlandonline.com/bds

Date: June 20, 2008
To: Interested Person
From: Dave Skilton, Land Use Services
503-823-0660 / dave.skilton@ci.portland.or.us

NOTICE OF A TYPE II PROPOSAL IN YOUR NEIGHBORHOOD

Development has been proposed in your neighborhood. The proposed development requires 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 is 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.

Because we must publish our decision within 28 days, **we need to receive your written comments by 5 p.m. on July 11, 2008.** Please mail or deliver your comments to the address above, and include the Case File Number, LU 08-121413 DZ, in your letter. It also is helpful to address your letter to me, Dave Skilton.

CASE FILE NUMBER: LU 08-121413 DZ – NEW TWO STORY MIXED-USE BUILDING

Applicant: Mark R Madden, Owner
1626 NW 15th Ave
Portland, OR 97209-2572

Representative: Steve Fosler, Architect (503-241-9339)
Fosler Portland Architecture
720 SW Ankeny St
Portland, OR 97205

Site Address: 2234 SE 11th Avenue

Legal Description: Lot 4 Block 128, Stephens Addition
Tax Account No.: R794015810
State ID No.: 1S1E02CD 14000
Quarter Section: 3231

Neighborhood: Hosford-Abernethy, contact Frank Dufay at 503-232-0204.
Business District: Central Eastside Industrial Council, contact Chris Hammond at 503-309-1971.

District Coalition: Southeast Uplift, contact Gary Berger at 503-232-0010.
Plan District: Central City - Central Eastside

Zoning: RXd, Central Residential with design overlay
Case Type: DZ, Design Review
Procedure: Type II, an administrative decision with appeal to the Design Commission.

Proposal:

Applicant is seeking Design Review for a proposal to construct a new two story mixed-use building on a corner lot, with retail and live/work units on the ground floor and six dwelling units on the upper floor. The building walls will be at the property line on the street frontages and set back ten feet from the north property line and approximately five feet from the east property line. The exterior finish material is a composite lap siding in two widths. Doors and windows will be wood-framed, and street-facing entrances will be weather protected by flat, stretched-fabric canopies within wooden frames. Paired entries to the six upper floor units will be reached by three sets of stairs in the rear yard. The six upper units will each have a small south-facing balcony. Stormwater will be treated in a vegetated planter along the entire north property line and discharged to the public storm sewer. Design Review is required because the property is within the Central City Plan District – Central Eastside Subdistrict.

Relevant Approval Criteria:

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

- 33.825 Design Review
- Central City Fundamental Design Guidelines
- Central Eastside District of Central City Plan 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 submitted, provided that the application is complete at the time of submittal, or complete within 180 days. This application was submitted on April 10, 2008 and determined to be complete on **June 13, 2008**.

DECISION MAKING PROCESS

The Bureau of Development Services will make a decision on this proposal.

We will consider your comments, and either:

- Approve the proposal.
- Approve the proposal with conditions.
- Deny the proposal.

The neighborhood association listed on the first page of this notice may take a position on this application. They may also schedule 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.

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 waived or extended at the request of the applicant.

The file and all evidence of this case are available for your review by appointment. Please contact the support staff at our office, 1900 SW Fourth Ave., Suite 5000, phone 503-823-7967, to schedule a time. Copies of information in the file can be obtained for a fee equal to the City's cost for providing those copies. I can provide some information over the phone. 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.portlandonline.com.

APPEAL PROCESS

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Design Commission. This review body will hold a public hearing for the appeal. When the decision is mailed, the criteria used to make the decision and information on how to file an appeal will be included. If you do not send any comments, you can still appeal the decision. There is a 14-day deadline to file an appeal beginning on the day the decision is mailed. The reason for the appeal must be specifically defined in order for the

review body to respond to the appeal. If an appeal is filed, you will be notified of the time and location of the appeal hearing.

There is a fee charged for appeals. Recognized neighborhood associations and low-income individuals appealing a decision for their personal residence may qualify for an appeal fee waiver.

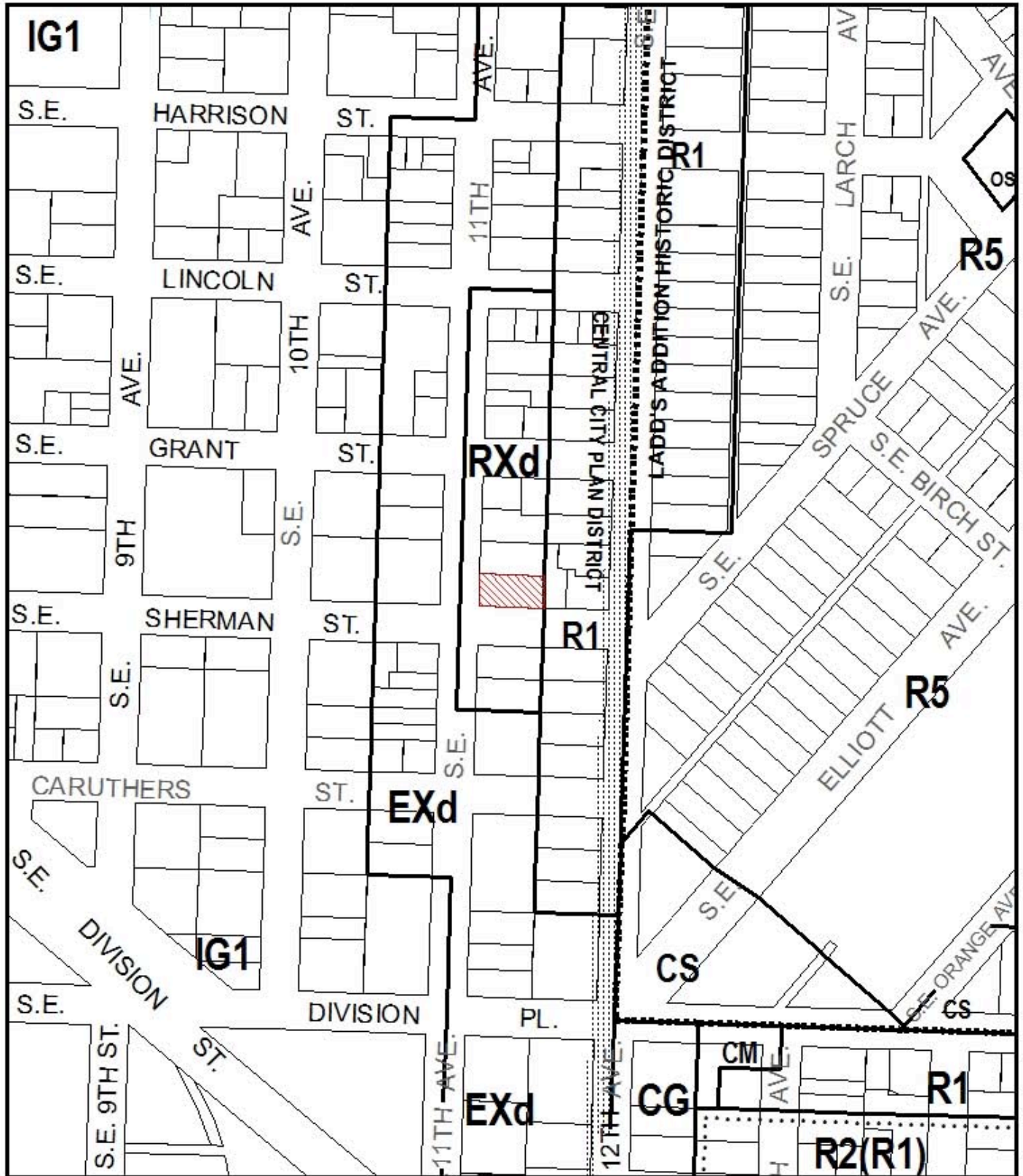
APPEAL OF THE FINAL CITY DECISION

After an appeal hearing, the review body decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) at 550 Capitol St. NE, Suite 235, Salem, OR 97301. The phone number for LUBA is 1-503-373-1265. Issues that may provide the basis for an appeal to LUBA must be raised prior to the comment deadline or prior to the conclusion of the hearing if a local appeal is requested. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that may also preclude an appeal to LUBA on that issue.

The Bureau of Development Services is committed to providing equal access to information and hearings. If you need special accommodations, please call 503-823-0625 (TTY 503-823-6868).

Enclosures:

Zoning Map
Site/Ground Floor Plan
Upper Floor Plan
Elevations
Sections



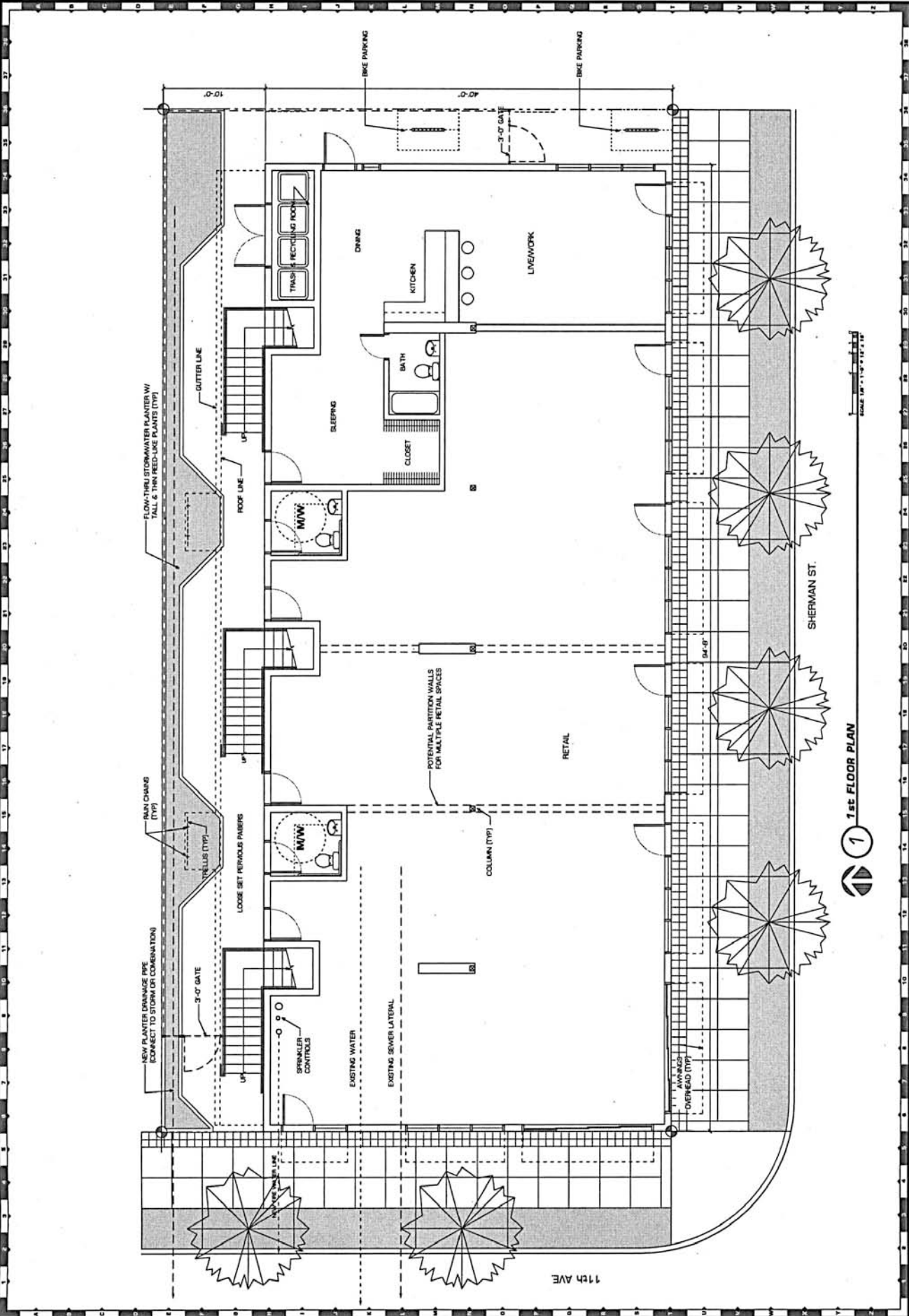
ZONING

 Site



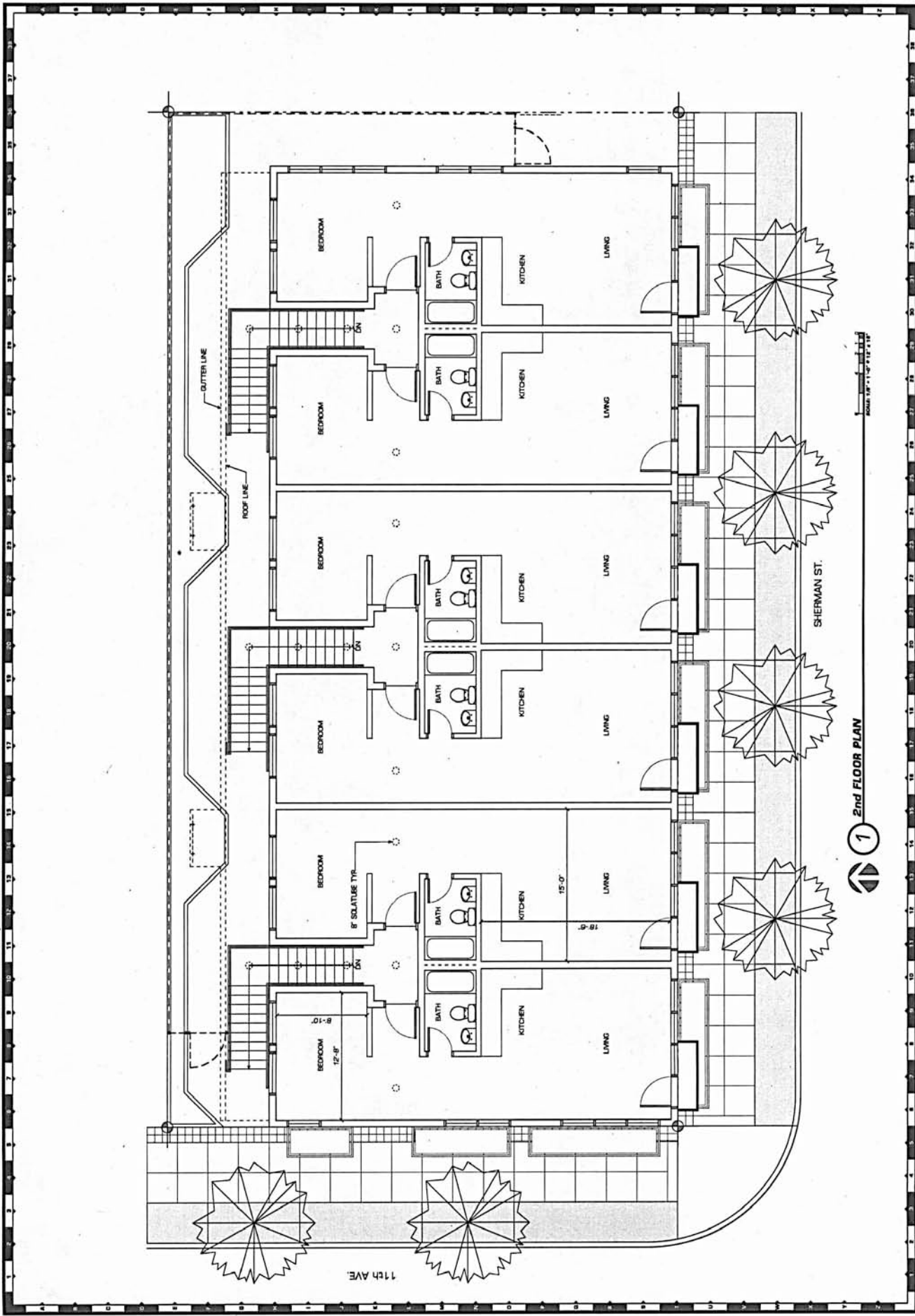
This site lies within the:
CENTRAL CITY PLAN DISTRICT

File No.	LU 08-121413 DZ
1/4 Section	3231
Scale	1 inch = 200 feet
State_Id	1S1E02CD 14000
Exhibit	B (Apr 15, 2008)

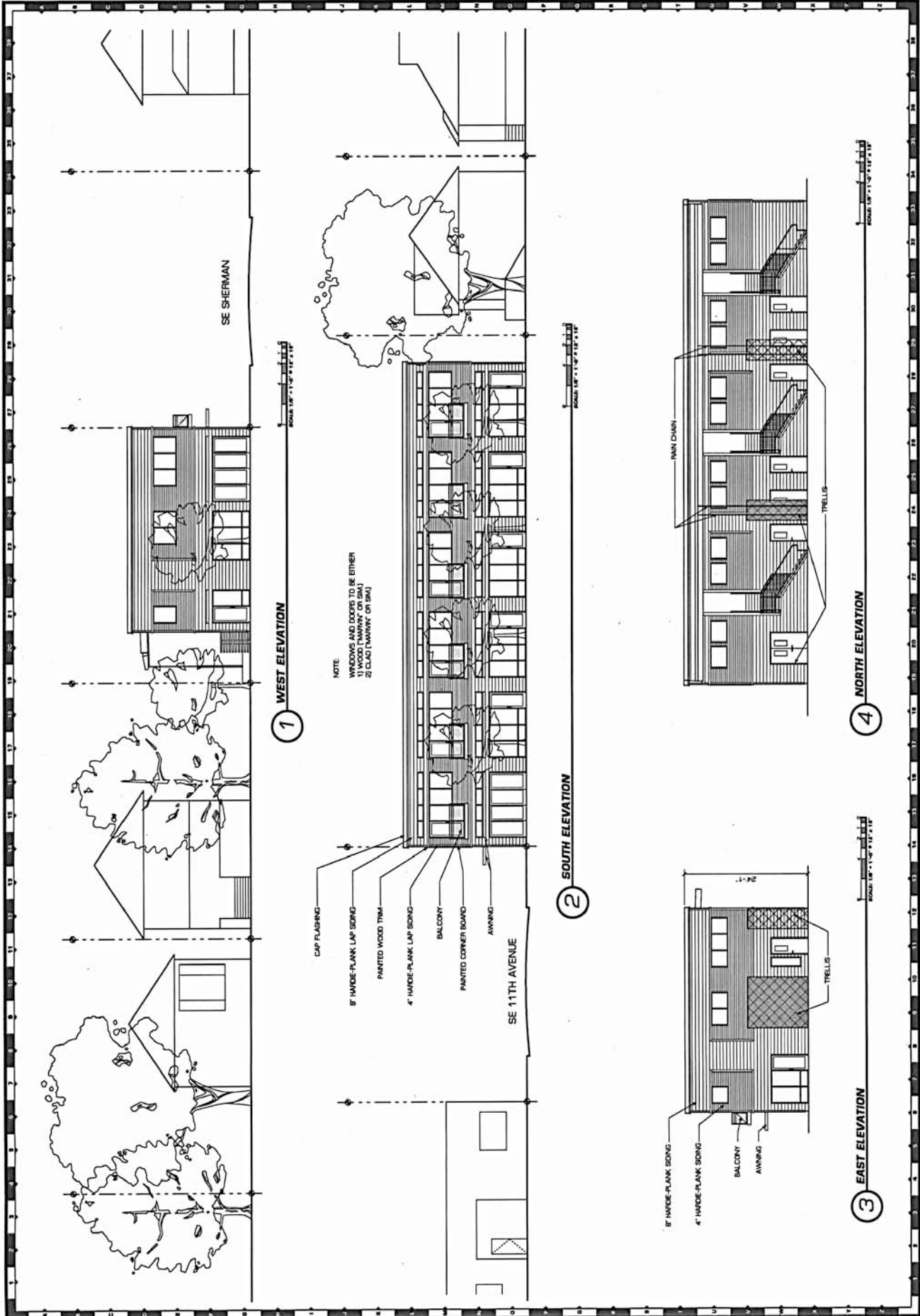


Scale: 1/8" = 1'-0"

1st FLOOR PLAN
 1



1 2nd FLOOR PLAN
 Scale 1/8" = 1'-0" 1/4" = 1'-0"



1 WEST ELEVATION

2 SOUTH ELEVATION

3 EAST ELEVATION

4 NORTH ELEVATION

NOTE
 WINDOWS AND DOORS TO BE EITHER
 2" CLAD (TYPICALLY OF SNA)
 OR
 2" CLAD (TYPICALLY OF SNA)

- CAP FLASHING
- 8" WIDE-PLANK LAP SIDING
- PAINTED WOOD TRIM
- 4" WIDE-PLANK LAP SIDING
- BALCONY
- PAINTED CORNER BOARD
- AWNING

- 8" WIDE-PLANK SIDING
- 4" WIDE-PLANK SIDING
- BALCONY
- AWNING
- TRELLIS

- RAIN CHAIN
- TRELLIS

SCALE: 1/8" = 1'-0"

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SCALE: 1/8" = 1'-0"

