



City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue • Portland, Oregon 97201 • 503-823-7526 • www.portlandoregon.gov/bds



Land Use Review Application

File Number: 12-117736 LU

FOR INTAKE, STAFF USE ONLY

Date Rec 3/2/12 by V Freeman

Qtr Sec Map(s) 3234 Zoning CSm

Type I Type II Type Iix Type III Type IV

Plan District _____

LU Reviews Adjustment

Neighborhood Richmond

[Y] Unincorporated MC

District Coalition _____

[Y] [N] Flood Hazard Area (LD & PD only)

Business Assoc Division/Clinton

[Y] [N] Potential Landslide Hazard Area (LD & PD only)

Related File # _____

APPLICANT: Complete all sections below that apply to the proposal. Please print legibly.

Development Site

Address or Location 3701 SE DIVISION ST.

Cross Street 37th

Sq. ft./Acreage 16,000 APPROX

Site tax account number(s)

R 281905

R

R

R 281904

R

R

Adjacent property (if same ownership) tax account number(s)

R

R

R

Describe project (attach additional page if necessary) _____

4-STORY MIXED USE BUILDING.

Describe proposed stormwater disposal methods _____

Identify requested land use reviews _____

ADJUSTMENT.

• Design Review - For new development, provide project valuation.

\$ _____

For renovation, provide exterior alteration value.

\$ _____

AND provide total project valuation.

\$ _____

• Land Divisions - Identify number of lots (include lots for existing development).

New street (public or private)?

yes no

continued / over

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Applicant Information

- Identify the primary contact person, applicant, property owner and contract purchaser. Include any person that has an interest in your property or anyone you want to be notified.
- For all reviews, the applicant must sign the Responsibility Statement.
- For land divisions, all property owners must sign the application.

PRIMARY CONTACT, check all that apply Applicant Owner Other Owners Representative

Name David Mullens Signature _____

Company/Organization Urban Development Group/ 37th street Apartments LLC

Mailing Address 735 SW 158th Ave

City Beaverton State Or Zip Code 97006

Day Phone 360-518-6985 FAX 503-641-7661 email davidmullens@gmail.com

Check all that apply Applicant Owner Other _____

Name Don Sowieja Signature _____

Company/Organization Myhre Group Architects

Mailing Address 808 SW 3rd Ave

City Portland State OR Zip Code 97204

Day Phone 503-236-6000 FAX 503-236-7500 email dons@myhregroup.com

Check all that apply Applicant Owner Other _____

Name _____ Signature _____

Company/Organization _____

Mailing Address _____

City _____ State _____ Zip Code _____

Day Phone _____ FAX _____ email _____

Check all that apply Applicant Owner Other _____

Name _____ Signature _____

Company/Organization _____

Mailing Address _____

City _____ State _____ Zip Code _____

Day Phone _____ FAX _____ email _____

Responsibility Statement As the applicant submitting this application for a land use review, I am responsible for the accuracy of the information submitted. The information being submitted includes a description of the site conditions. I am also responsible for gaining the permission of the owner(s) of the property listed above in order to apply for this review and for reviewing the responsibility statement with them. If the proposal is approved, the decision and any conditions of the approval must be recorded in the County Deed Records for the property. The City of Portland is not liable if any of these actions are taken without the consent of the owner(s) of the property. In order to process this review, City staff may visit the site, photograph the property, or otherwise document the site as part of the review. I understand that the completeness of this application is determined by the Director. By my signature, I indicate my understanding and agreement to the Responsibility Statement.

Print name of person submitting this application Don Sowieja

Signature 

Phone number 503-236-6000 Date 3/1/12

MYHRE · GROUP

architecture | interior design | planning

March 01, 2012

Applicant: Don Sowieja
Myhre Group Architects
808 SW 3rd Ave, Suite 500
Portland, OR 97204

Owner Rep: David Mullens
Urban Development Group, LLC
735 SW 158th Ave
Beaverton, OR 97006

Application for Adjustment to Loading Standards (33.130.290 and 33.266.310.C.1.a as referred to by 33.266.310.C.2.a)

Proposal

The applicant is proposing to construct a 4-Story mixed use building consisting of approximately 82 dwelling units partially over a ground level retail shell space. The units consist of a majority of small one bedroom units with the remainder a mix of studios and two bedrooms. The commercial component has an approximate retail area of 3,085 sf. Overall the combined square footage for the proposed development is approximately 53,065 sf. (See exhibit A – attached)

We are requesting an adjustment to reduce the required on-site loading stall from one to zero. Applicant will be working with PBOT to locate a loading zone in the public R.O.W. along SE 37th Ave. All other aspects of the project comply with relevant zoning standards and building codes.

Approval Criteria

A. Granting the adjustment will equally or better meet the purpose of the regulation to modified;

Response: The regulation to be modified is the requirement for one loading space, meeting Standard B, as located in CS Zone (33.130.290). The purposes of the code, as stated in 33.266.310 are:

- Ensure that the appearance of loading areas will be consistent with that of parking areas.*
- Ensure that access to and from the loading facilities will not have a negative effect on the traffic safety or other transportation functions of the abutting right-of-way.*

There is no on-site parking provided, nor is any required per zoning code, for this project. Adding a loading zone would negatively impact the appearance of the site while hindering the primary residential function and aesthetic. Access to and from a loading zone for retail uses is prohibited on the Northern portion of the site, based on 33.410.040.C.3, Buffer Zone overlay. Access immediately off of SE Division Street would negatively impact transit traffic.

B. If in a residential zone, the proposal will not significantly detract from the livability of appearance of the residential area, or if in an OS, C, E, or I zone, the proposal will be consistent with the classifications of the adjacent streets and the desired character of the area;

Response: The split zoned site is located at the intersection of SE 37th & SE Division in a CSm and CSb zone. The proposal meets the classification of the adjacent streets at the retail aspect of the project is immediately off of SE Division in the 'm' (main street) overlay. Its neighbors along Division are a mix of new and old mixed use developments, with commercial on Division and living above. As the building transitions to the rear its exterior design and use becomes more residential in nature per the surrounding use.

C. If more than one adjustment is being requested, the cumulative effect of the adjustments results in a project which is consistent with the overall purpose of the zone;

Response: No other adjustments are being requested.

D. City-designated scenic resources and historic resources are preserved;

Response: Existing building on site, to be demolished, is not on historic registry nor is any surrounding buildings. Proposed development does not have an 's' (scenic) overlay.

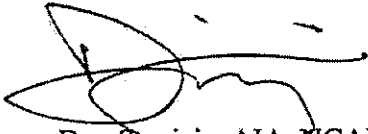
E. Any impacts resulting from the adjustment are mitigated to the extent practical;

Response: The proposed development is primarily residential with a target market of alternative transportation users. No on-site parking is proposed, nor required, for the development. The primary access and use will be through mass transit and alternative means. The site has immediate access to a frequent service bus, Route 4-Division/Fessenden, with an existing stop at the site's primary corner. The site is in the middle of two primary bike boulevards, SE Lincoln/Harrison and SE Clinton, and the development exceeds the amount of required bike parking. The site is less than ¼ mile from multiple car-sharing parking stalls. The retail portion is intended for small shops or cafes. In addition, the applicant is seeking approval to provide an on-street loading stall from PBOT.

F. If in an environmental zone, the proposal has few significant detrimental environmental impacts on the resource and resource values as is practicable;

Response: Proposed site is not in a 'c' (Conservation Overlay) or 'p' (Protection Overlay) zone.

Sincerely,

A handwritten signature in black ink, appearing to read 'Don Sowieja', with a large, stylized flourish at the end.

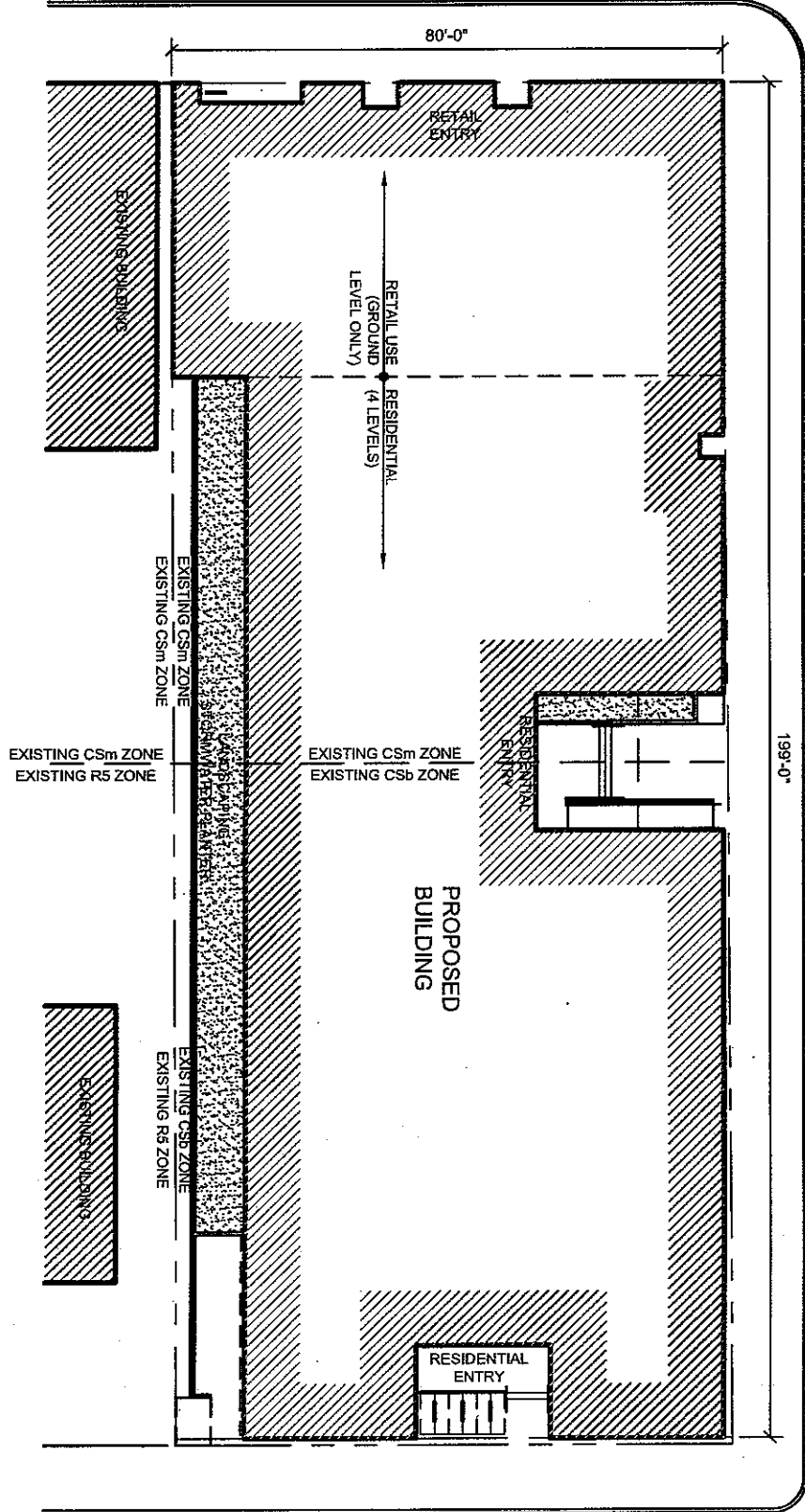
Don Sowieja, AIA, NCARB
Principal
Myhre Group Architects

SE 37 AVE

199'-0"

SE DIVISION ST

80'-0"



SE CARUTHERS ST

SITE PLAN
SCALE: 1"=25'-0"

37th & DIVISION

ADJUSTMENT REVIEW - LOADING ZONE

3701 SE Division St

111060

03.01.2012

MYHRE GROUP

architecture | interior design | planning

808 SW 2nd Avenue, Suite 500 Portland, Oregon 97204
1.503.236.6000 | 503.236.7300 www.myhre.com

OWNER'S GROUP OF ARCHITECTS: THESE PLANS ARE THE PROPERTY OF MYHRE GROUP ARCHITECTS AND SHALL NOT BE REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN APPROVAL OF MYHRE GROUP ARCHITECTS

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