

ZONING SUMMARY PROPERTY ADDRESS

2124-2156 North Williams Street, Portland, Oregon 97227

ZONING AND APPLICABLE TITLE 33 STANDARDS

The western approximately two-thirds of the site is zoned R1 (medium-density), while the eastern approximately one-third of the site is zoned R2 (low-density). See Exhibit A. Once the Comprehensive Plan is adopted (anticipated sometime in 2015), the eastern portion of the site is proposed to change to R2.5, which is a Single-Dwelling Zone and much more restrictive than R2 in terms of density and height, but potentially less restrictive in terms of some setbacks. Questions regarding the adoption of this plan can be directed to the Bureau of Planning and Sustainability. They have a hotline number: 503.823.0195.

The currently applicable sections of Title 33 for this property are as listed below. This list may not be comprehensive, depending on the desired development. See attached Exhibit B for the locations of overlays that affect only a portion of the property.

- Base Zone: Apply 33.120 Multi-Dwelling Residential Zones
- Development Regulations: Apply 33.218 Community Design Standards
- Overlay Zones:
 - Alternative Design Density Overlay Zone (33.405). Applies only to R2 portion of the site.
 - Historical Resource Type: CONSV DIST (33.445). Applies to the R2 and only part of the R1 portion of the site.
 - Conservation District: Eliot Conservation District (non-contributing)
- Plan District: Albina Community (33.505)
- Urban Renewal Area: Interstate Corridor – Provides several opportunities for funding programs.

PROPERTY ENCUMBRANCES

While there are no environmental overlays, there is a restriction related to a former use on the site documented in an Easement and Equitable Servitude dated April 26, 2005 between Port City Development Center (Grantor) and the Oregon Department of Environmental Quality (DEQ or Grantee). This document is intended to run with the property, enforceable by DEQ. While some cleanup was done, there is contaminated soil that remains under an existing building slab and an area of asphalt and is recorded in an Environmental Notice. If that is disturbed, remediation will be required. See Exhibit C for approximate location of area of concern. Maximum development of the property would very likely disturb these areas.

ENCROACHMENTS

There is currently a total of 2,615 square feet of encroachment onto the property from neighboring properties. This square footage is a combined total reflecting three separate areas of encroachment. It is the intention of Multnomah County (current Owner) to grant these as easements to the neighboring properties, provided they do not build structures on these easements. For the purposes of this document, all references to these areas will be called encroachments to reflect the current state and not confuse them with other easements. Preliminary discussions with BDS regarding the designation

of these encroachments as easements and the impact that will have on development is noted in Table 1, as well as the Summary of this document.

TITLE 33 - ALLOWED USES

The only outright allowed use in Multi-Dwelling Zones is Household Living. There are some other uses allowed as Limited or Conditional Use. Retail is not allowed. Within Household Living, multiple housing types are allowed in the Multi-Dwelling Zones of R1 and R2 per Table 120-2 of 33.120. The Example Approach below assumes a Multi-Dwelling Structure, specifically apartments.

TITLE 33 - BASE ZONE DEVELOPMENT STANDARDS

Lot Coverage, Stories and Height: Maximum allowable Lot Coverage, Stories and Height for each zone are reflected in Table 1. The height in the R1 zone reflects one option and assumes maximum setback. This maximum height would require the building to be more than 10' from the property line on the west side.

Bonus Density: This property not eligible for Bonus Density through Design Review per 33.405.050 because it is in a Historic Resource Zone (Eliot Conservation District). However, there is no restriction on utilizing the Amenity Bonuses per 33.120.265 to achieve a higher unit density on the property.

Setbacks: On Exhibit D, the setbacks are derived from 33.120 Table 120-3 and 120-4. It is assumed that the setbacks for the building will be from the property line, even if the encroachments are dedicated as easements, provided there is no building structure on them. There is also a requirement for Building Length per 33.120.230 related to distance from setbacks. On Exhibit D, it is assumed that the majority of the building is less than 30' from the property line and would therefore only be allowed a building length of 100' within that setback. That is the reason for the recesses that would extend more than 30' from the property line.

Landscape: On Exhibit D, it is assumed that the required buffers will be calculated from the property line. Per 33.266.130-G, the requirement at the property line is 5' of L3.

Parking: Parking in the R1 zone is provided at 1 per unit per 33.266 Table 266-2. If the property is maximized in terms of Lot Coverage and Landscape, there is not adequate surface square footage available for parking, particularly if the maximum density through amenity bonuses is achieved. Therefore, on Exhibit D, tuck-under parking is indicated and assumed to be entirely below grade, not contributing to the maximum allowable stories per Title 33. If it does contribute to the allowable stories, then the Unit Square Footage as indicated for comparison in Table 1 would be reduced.

TABLE 1

	Zoning	
	West Portion	East Portion
	R1	R2
Total Property Square Footage	35,000	15,000
Total Encroachments*	530	2,085
Resultant Square Footage*	34,470	12,915
Max Building Coverage	60%	50%
Footprint Square Footage	21,000	7,500
Max Allowable Stories	4	3
Extrapolated Building Square Footage	84,000	22,500
Max Allowable Height	45	40
Max Allowable Unit Density	1 per 1000	1 per 2000
Max Allowable Units	35	7
Unit Square Footage**	2,400	3,214
Max Bonus for Amenities	50%	50%
Max Units with Bonus	51	10
Unit Square Footage**	1,647	2,250
Minimum Landscape Coverage	20%	30%
Minimum Landscape Square Footage	7,000	3,000

* Preliminary discussions with BDC suggest that, provided there is not a building structure on the area of the encroachments (potential future easements), that area is allowed to be used in density calculations for the property. Therefore, density calculations shown here are derived from the Total Property Square Footage which includes the areas of the encroachments.

** This is a per unit calculation that includes (and does not subtract for) circulation or amenity spaces and assumes that if parking is provided, it is completely below grade and not considered as a story in the zoning code. This calculation is for general comparison purposes only and not reflective of actual, final, marketable unit square footage.

EXAMPLE APPROACH – EXHIBIT D

Although there are almost limitless options for development of this site, the Example Approach serves as a graphic interpretation of the zoning requirements specific to this property and provides one option for developing the property. It suggests an approach for development that utilizes 33.638.100 (I) *Transfer of development within a site*. In Table 1 above, the requirements for the west and east portions of the site are calculated separately as they fall into different zones. In Exhibit D, the calculations above are combined and placed without regard to zone boundaries within the property. Although not identified specifically in Title 33, the same approach is applied for all coverage requirements (Lot, Landscape, Parking, etc.). This approach would require a Pre-Application Meeting and a Type III Design Review, but would allow for a more cohesive approach to the site that also allows for easier site access and maximum development.

SITE ACCESS

According to Title 33, the only requirement related to drive aisle width would derived from to the 2 Way Aisle Width per 33.266 Table 266-4. This requirement is 20’.

However, if the building is over 30’, the more restrictive requirement related to Appendix D of the Oregon Fire Code would require an aerial apparatus access road with an unobstructed width of 26’. Assuming this may be difficult to achieve on the Williams Street side, the Example Approach indicates the aerial apparatus access road on the east side of the property. Because a turn-a-round would also be difficult to achieve with maximum density, the Example Approach also shows a second access/exit on the south side of the property.

According to the survey, there is a 50’ width available, minus the encroachments of 13.1’, leaving 36.9’ remaining.

SUMMARY

This document reflects a preliminary assessment of the property in relationship to primarily zoning requirements, though other restrictions and/or codes have an impact to development have been highlighted where possible. Three issues make this property difficult to fully assess:

1. It is unknown when the adoption of the Comprehensive Plan will be adopted.
2. It is dependent upon Pre-Application to guarantee whether or not the City of Portland will be open the density trade that is proposed, particularly if the Comprehensive Plan is adopted.
3. The issue of how this trade-off would be applied for Maximum Lot Coverage, Minimum Landscape Coverage, Height and Stories allowed would also need to be confirmed during a Pre-Application meeting for a Type III Design Review.

If the trade-off approach is not used, but rather a direct interpretation of the Base Zone Standards are implemented, it is possible that only a Type II Design Review would be required. And, if the development is not over the maximum limits set forth in 33.405 Table 405-1, it is possible that the Community Design Standards could be directly applied without a requirement for Land Use Review. However, since this property has complex zoning, including multiple zones, several overlays with

different boundaries and the potential for a zone change in the near future, an Early Assistance and/or Pre-Application meeting with BDS is strongly encouraged.

In a preliminary over-the-counter review with the City of Portland, the following assumptions were acknowledged as reasonable:

- The encroachments, if they become easements, may still be included in the overall calculations for density, provided there are no building structures within those areas. In the Example Approach, the area of the potential future easements were included as part of the overall property in all calculations.
- Neither the encroachments, if they become easements, nor the Conservation District Overlay should have any bearing on the potential to use Amenity Bonus to achieve an increased unit density of 50%. That said, being that the property is in a Conservation District Overlay, the Bonus Density specific for Design Review cannot be used per 33.405.050-B.
- The requirements for setbacks and landscape buffers may be from the property line (as opposed to the edge of the encroachment/easement) as these standards will still apply to the property line. The requirements may be fulfilled within the designated easement area. Any details regarding maintenance or specific landscaping should be worked out in the easement with the neighboring landowner.
- Only the portion of the property within the Eliot Conservation District would be subject to design review specific for a Conservation District Overlay.

EXHIBITS

A: Delineates area of R1 and area of R2.

B: Delineates overlays on applicable portions of the site.

C: Delineates area of concern related to Easement and Equitable Servitude

D: Delineates an option for development of the property that is compliant with Title 33.

Prepared by:

LRS Architects, Inc.

A handwritten signature in dark ink, appearing to read "Paul Boundy", with a stylized flourish at the end.

Paul I. Boundy

Principal

RECORD OF SURVEY

LOCATED IN THE SE 1/4 OF SECTION 27
T. 1 N., R. 1 E. OF THE WILLAMETTE MERIDIAN
CITY OF PORTLAND
MULTNOMAH COUNTY, OREGON
FIELD SURVEYED: DECEMBER 22, 2014

MULTNOMAH COUNTY
SURVEY RECORDS

DATE
FILED: _____

REGISTER NUMBER

NARRATIVE

PURPOSE:

THIS SURVEY WAS PREPARED TO LOCATE AND MONUMENT THE EXTERIOR BOUNDARIES OF THOSE PROPERTIES DESCRIBED IN DOCUMENT NUMBERS 2013-049724 AND 2013-131522, MULTNOMAH COUNTY DEED RECORDS.

RESOLUTION:

N WILLIAMS AVENUE
THE FOUND MONUMENTS A POINTS (A) AND (B) WERE HELD TO LOCATED THE CENTERLINE. THE EAST RIGHT OF WAY LINE WAS LOCATED PARALLEL WITH THE CENTERLINE AT THE PLAT DISTANCE OF 30.00 FEET. THE EAST RIGHT OF WAY LINE WAS ALSO HELD AS THE WEST BOUNDARY LINE OF THE SUBJECT PROPERTY.

NE THOMPSON STREET

THE CENTERLINE WAS LOCATED BY HOLDING THE FOUND MONUMENT AT (B) AND THE FOUND MONUMENT AT POINT (C) AS A 2.00 FOOT OFFSET TO THE NORTH RIGHT OF WAY LINE. THE SOUTH RIGHT OF WAY LINE WAS LOCATED PARALLEL WITH THE CENTERLINE AT THE PLAT DISTANCE OF 25.65 FEET. THE SOUTH RIGHT OF WAY LINE WAS ALSO HELD AS THE NORTH LINE OF THE SUBJECT PROPERTY.

NE TILLAMOOK STREET

THE NORTH RIGHT OF WAY LINE WAS LOCATED BY HOLDING A LINE PARALLEL WITH THE NORTH LINE OF THE SUBJECT PROPERTY THROUGH THE MONUMENTS FOUND AT POINTS (D) AND (E).

EAST LINE

THE EAST LINE OF THE SUBJECT PROPERTY WAS LOCATED BY HOLDING A LINE PARALLEL WITH THE WEST LINE AND THE MONUMENT FOUND AT POINT D.

DN 2004-216346

PARCEL 2 WAS LOCATED BY HOLDING DEED DATA, AS DENOTED, FROM THE INTERSECTION OF THE NORTH RIGHT OF WAY OF SE STARK ST. AND THE WEST RIGHT OF WAY OF SE 188TH AVE.

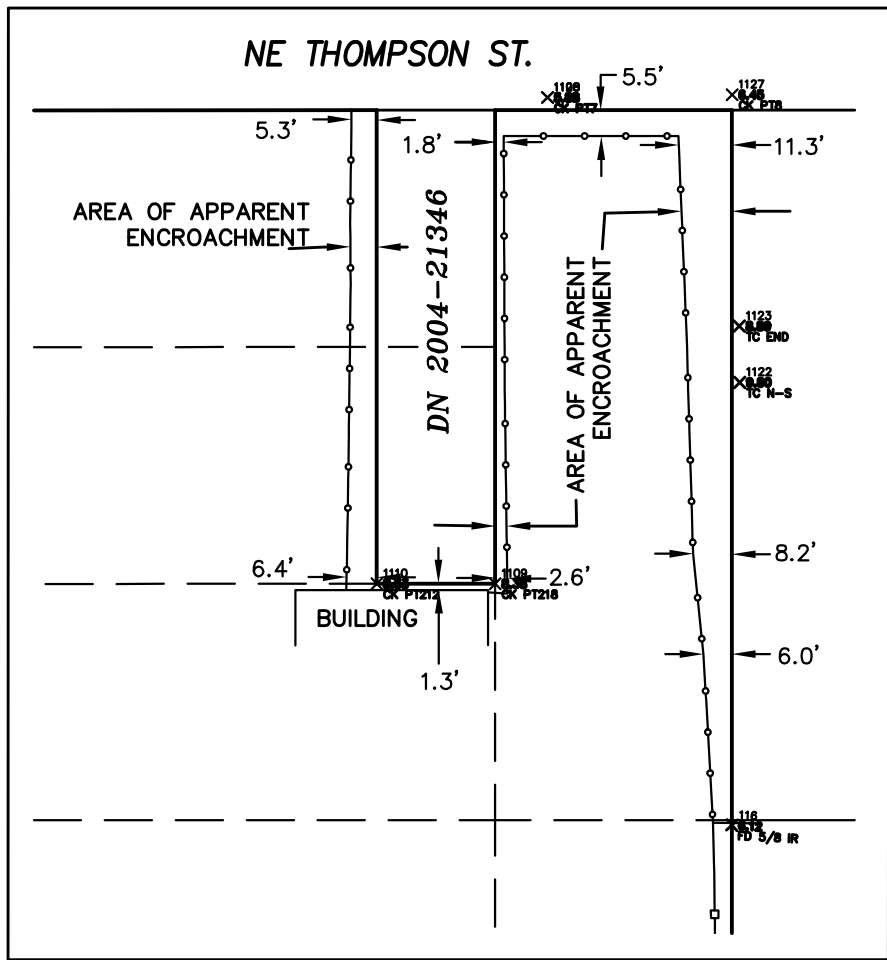
BASIS OF BEARINGS

THE CENTERLINE OF N WILLIAMS AVENUE WAS HELD TO BE N 00°00'00" E AS INFERRED ON THE PLAT OF "ALBINA", MULTNOMAH COUNTY PLAT RECORDS FOR THE BASIS OF BEARINGS OF THIS SURVEY.

LEGEND

- - DENOTES FOUND MONUMENT AS NOTED.
- ⊙ - DENOTES FOUND BRASS PIN IN CONCRETE IN MONUMENT BOX. SET IN SN Y5/10.
- ⊗ - DENOTES SET 1" COPPER ALLOY DISC (BERNTSEN BP2) INSCRIBED "MULT. CO. SURVEY" WITH PUNCH MARK. SET 1-8-2015.
- - DENOTES SET 5/8" X 30" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "MULT. CO. SURVEY." SET 1-8-2015.
- IR - DENOTES IRON ROD
- FD - DENOTES FOUND
- MON. - DENOTES MONUMENT
- W/YPC - DENOTES WITH YELLOW PLASTIC CAP
- SN - DENOTES SURVEY NUMBER, MULTNOMAH COUNTY SURVEY RECORDS
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- MCDR - DENOTES MULTNOMAH COUNTY DEED RECORDS
- ##(R#) - DENOTES HELD RECORD DATA PER REFERENCE
- ###(###)(R#) - DENOTES MEASURED DATA AND RECORD DATA PER REFERENCE
- - DENOTES 4' WOOD FENCE
- - DENOTES 4' CHAIN LINK FENCE

DETAIL



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 20, 1998
BRIAN K. HENSON
2855

EXPIRES:

REFERENCE DATA

- P1 - DENOTES RECORD DATA PER PLAT OF "ALBINA". BOOK 1, PAGES 4-5
- P2 - DENOTES RECORD DATA PER PLAT OF "BLOCK 23 ALBINA" BOOK 1 PAGES 5-6.
- P3 - DENOTES RECORD DATA PER PLAT OF "BLOCK 24, ALBINA" BOOK 2 PAGE 132.
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Multnomah
County

DEPARTMENT OF COMMUNITY SERVICES
COUNTY SURVEYOR'S OFFICE
1600 S.E. 190TH AVE.,
PORTLAND, OR. 97233-5999

JAMES S. CLAYTON PLS

COUNTY SURVEYOR

DRAFTED: BKH
PROJECT: N. WILLIAMS AVENUE PROPERTY

CHECKED: JSC

SHT. 1 OF

EXHIBIT A

RECORD OF SURVEY

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T. 1 N., R. 1 E. OF THE WILLAMETTE MERIDIAN
CITY OF PORTLAND
MULTNOMAH COUNTY, OREGON
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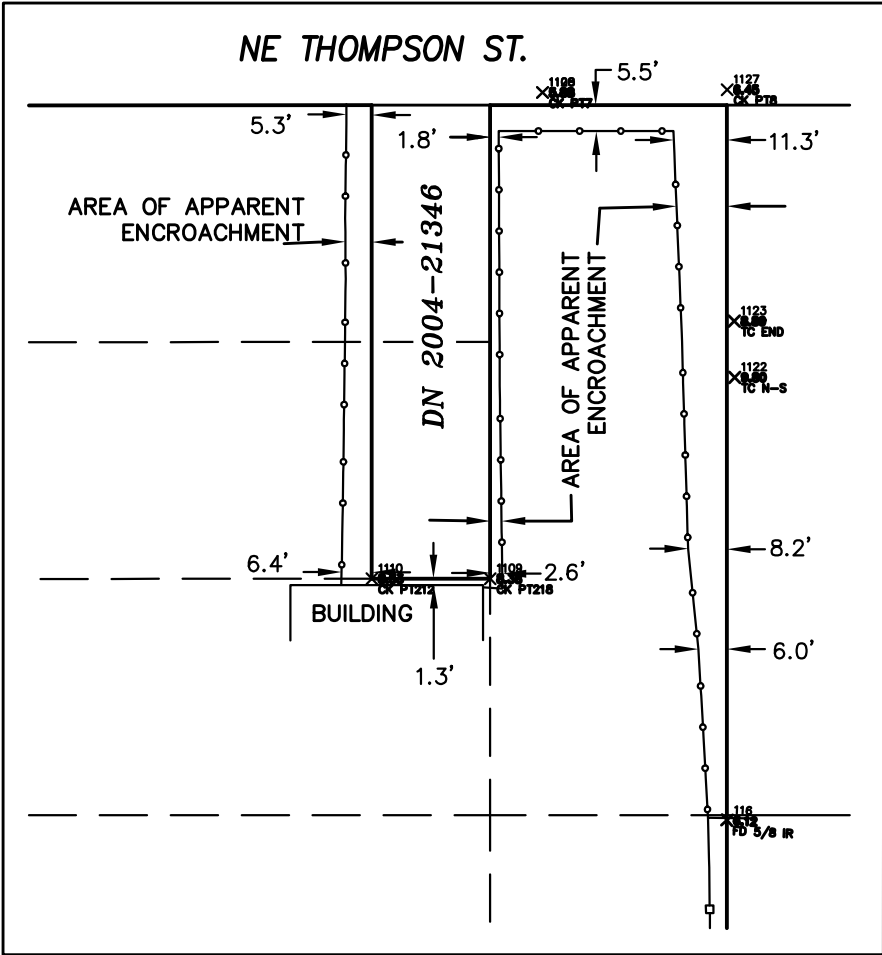
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DRAFTED: BKH CHECKED: JSC SHT. 1 OF
PROJECT: N. WILLIAMS AVENUE PROPERTY

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EAST LINE

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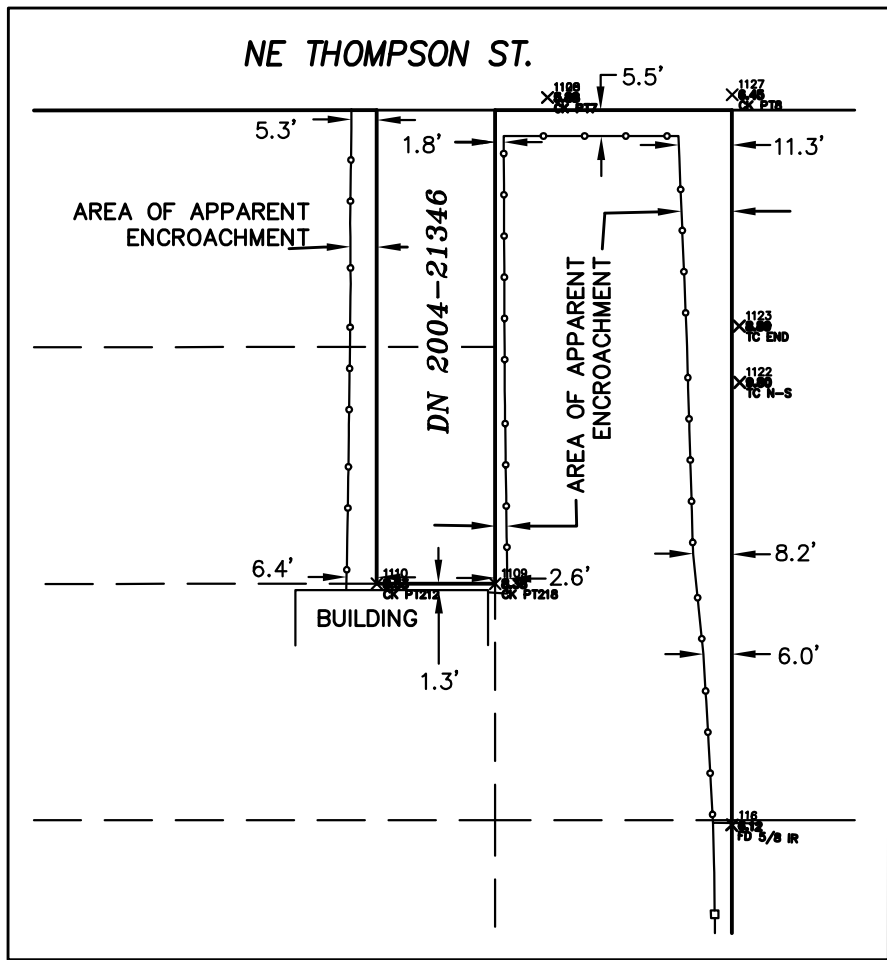
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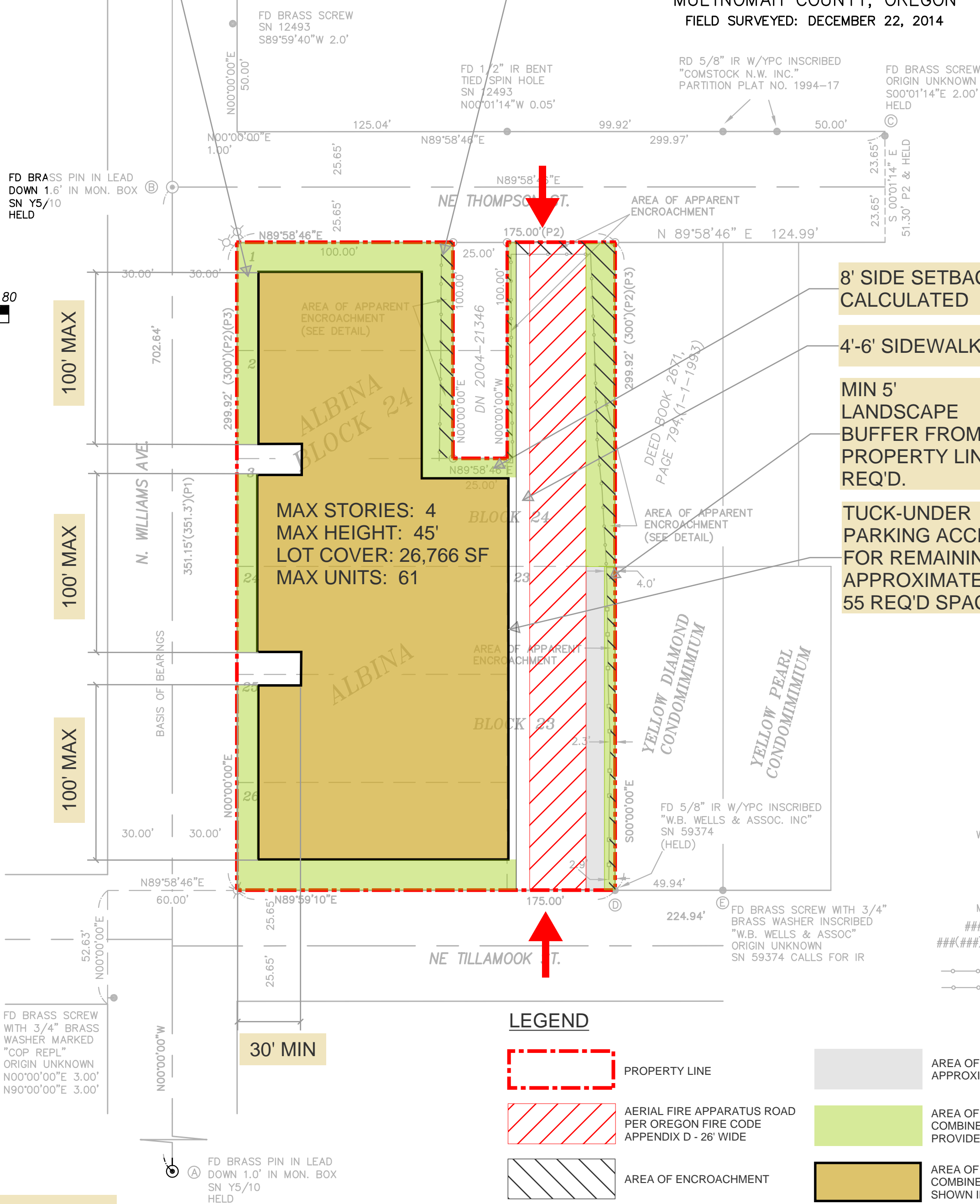
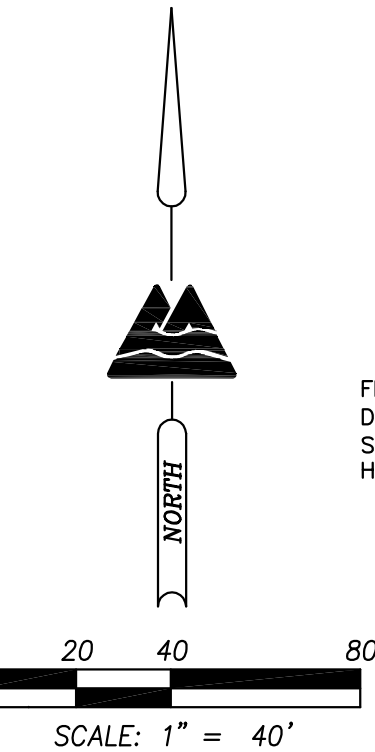
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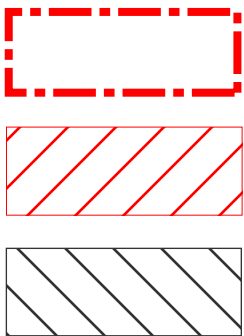
EXHIBIT C

14' SIDE AND REAR SETBACK, BOTH SIDES; BASED ON CALCULATED ASSUMPTIONS RELATED TO AREA OF BUILDING ELEVATION

10' FRONT SETBACK TO ALLOW MAX BUILDING HEIGHT



LEGEND



PROPERTY LINE

AERIAL FIRE APPARATUS ROAD
PER OREGON FIRE CODE
APPENDIX D - 26' WIDE

AREA OF ENCROACHMENT

SITE ACCESS

AREA OF SURFACE PARKING;
APPROXIMATELY 6 PARALLEL SPACES

AREA OF LANDSCAPE;
COMBINED MIN REQ'D: 10,000 SF
PROVIDED: 10,544 SF

AREA OF LOT COVERAGE;
COMBINED MAX ALLOWED: 28,500 SF
SHOWN IN R1 ONLY: 26,766 SF

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NE THOMPSON STREET

THE CENTERLINE WAS LOCATED BY HOLDING THE FOUND MONUMENT AT B AND THE FOUND MONUMENT AT POINT C AS A 2.00 FOOT OFFSET TO THE NORTH RIGHT OF WAY LINE. THE SOUTH RIGHT OF WAY LINE WAS LOCATED PARALLEL WITH THE CENTERLINE AT THE PLAT DISTANCE OF 25.65 FEET. THE SOUTH RIGHT OF WAY LINE WAS ALSO HELD AS THE NORTH LINE OF THE SUBJECT PROPERTY.

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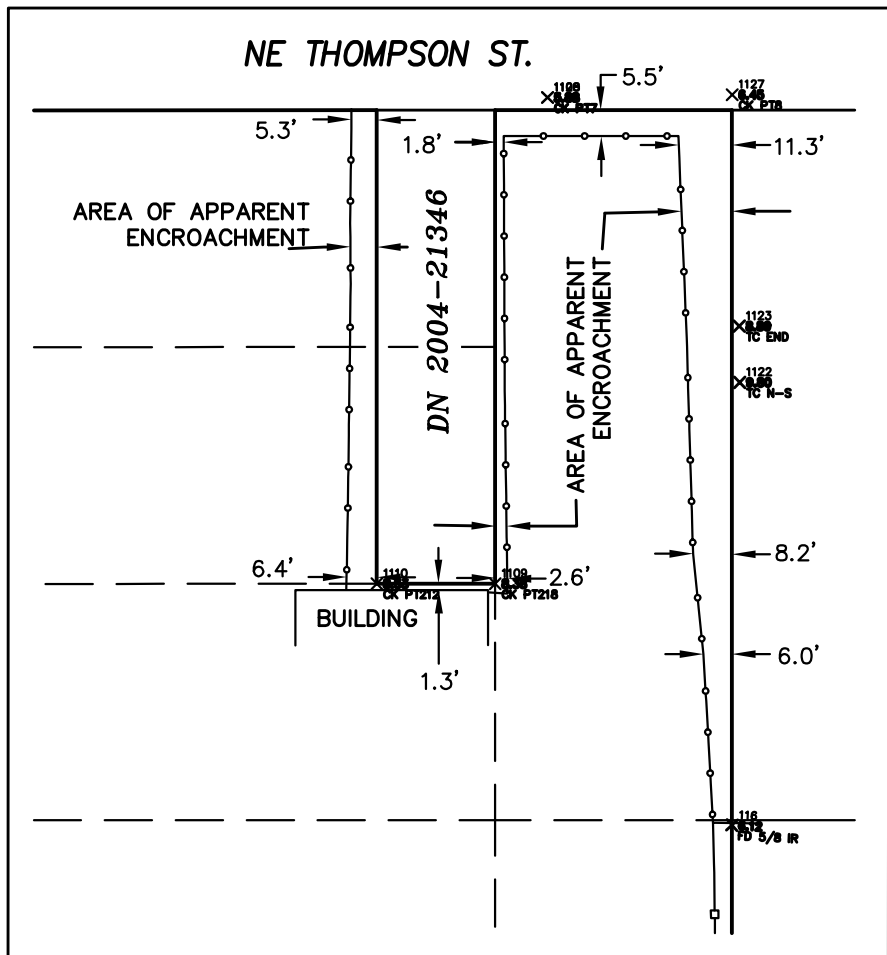
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PARCEL 2 WAS LOCATED BY HOLDING DEED DATA, AS DENOTED, FROM THE INTERSECTION OF THE NORTH RIGHT OF WAY OF SE STARK ST. AND THE WEST RIGHT OF WAY OF SE 188TH AVE.

BASIS OF BEARINGS

THE CENTERLINE OF N WILLIAMS AVENUE WAS HELD TO BE N 00°00'00" E AS INFERRED ON THE PLAT OF "ALBINA", MULTNOMAH COUNTY PLAT RECORDS FOR THE BASIS OF BEARINGS OF THIS SURVEY.

DETAIL



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 20, 1998
BRIAN K. HENSON
2855

EXPIRES:



Multnomah
County

DEPARTMENT OF COMMUNITY SERVICES
COUNTY SURVEYOR'S OFFICE
1600 S.E. 190TH AVE.,
PORTLAND, OR. 97233-5999

JAMES S. CLAYTON PLS

COUNTY SURVEYOR

DRAFTED: BKH
PROJECT: N. WILLIAMS AVENUE PROPERTY

CHECKED: JSC

SHT. 1

OF

EXHIBIT D