



CITY OF
PORTLAND, OREGON

HEARINGS OFFICE

1900 S.W. 4th Avenue, Room 3100
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AMENDED DECISION OF THE HEARINGS OFFICER IN UNCONTESTED CASE

File No.: LU 06-155182 ZC (HO 406068)

Applicant: James Walker
Carleton Hart Architecture
322 NW 8th Ave.
Portland, OR 97209

Owners: Brad Fowler
Couch Davis Apartments, LLC
5805 Jean Rd
Lake Oswego, OR 97035

Davis Everett Properties, LLC
5805 Jean Rd
Lake Oswego, OR 97035

Hearings Officer: Ian Simpson

BDS Staff Representative: Sheila Frugoli

Site Address: 521-537 NE COUCH ST, 521-525 NE DAVIS ST., 201-203 NE 6TH AVE.,
217 NE 6TH AVE., 223-227 NE 6TH AVE.

Legal Description: TL 2700 LOT 5-8 BLOCK 114, EAST PORTLAND; N 15' OF E 1/2 OF
LOT 5 BLOCK 114 S 20' OF E 1/2 OF LOT 6 BLOCK 114, EAST
PORTLAND; N 30' OF E 1/2 OF LOT 6 BLOCK 114, EAST PORTLAND;
S 35' OF E 1/2 OF LOT 5 BLOCK 114, EAST PORTLAND; TL 2300 LOT
7&8 BLOCK 114, EAST PORTLAND; LOT 5 BLOCK 115 S 15' OF LOT
6 BLOCK 115, EAST PORTLAND

Tax Account No.: R226507630, R226507640, R226507650, R226507660, R226507670,
R226507730

State ID No.: 1N1E35CB 02700, 1N1E35CB 02500, 1N1E35CB 02400, 1N1E35CB
02600, 1N1E35CB 02300, 1N1E35CB 04200

Quarter Section: 3031

Neighborhood: Kerns

Business District: Central Eastside Industrial Council

District Coalition: Southeast Uplift

Plan District: Central City/Central Eastside Subdistrict

Zoning: IG1, General Industrial 1 with a Comprehensive Plan Map Designation of EXd, Central Employment Zone and d, Design Review Overlay Zone.

Land Use Review: Type III, Zoning Map Amendment

BDS Staff Recommendation to Hearings Officer: Approval

Public Hearing: The hearing was opened at 10:31 am on October 18, 2006, in the 3rd floor hearing room, 1900 SW 4th Avenue, Portland, OR, and was closed at 10:46 am. The record was closed at that time.

Testified at the Hearing:

Sheila Frugoli, BDS Staff Representative

Jim Walker, Carleton Hart Architecture, 322 NW 8th Avenue, Portland, OR, 97209

Hearings Officer Decision: It is the decision of the Hearings Officer to adopt and incorporate into this decision the facts, findings, and conclusions of the Bureau of Development Services in their Staff Report and Recommendation to the Hearings Officer dated October 4, 2006, with the following correction: The Neighborhood Review section on page 3 shall read: "A Notice of Proposal in Your Neighborhood was mailed on September 1, 2006. No written response has been received from either the Neighborhood Association or notified property owners in response to the proposal." With this correction, the Hearings Officer issues the following approval:

Approval of a Zoning Map Amendment to change the existing zoning of IG1, General Industrial 1 to EXd, Central Employment zone with a d, Design overlay zone, as shown on Exhibit B.2.

Basis for the Decision: BDS Staff Report in LU 06-155182 ZC (HO 406068), Exhibits A-1 through H-3, and the hearing testimony from those listed above.