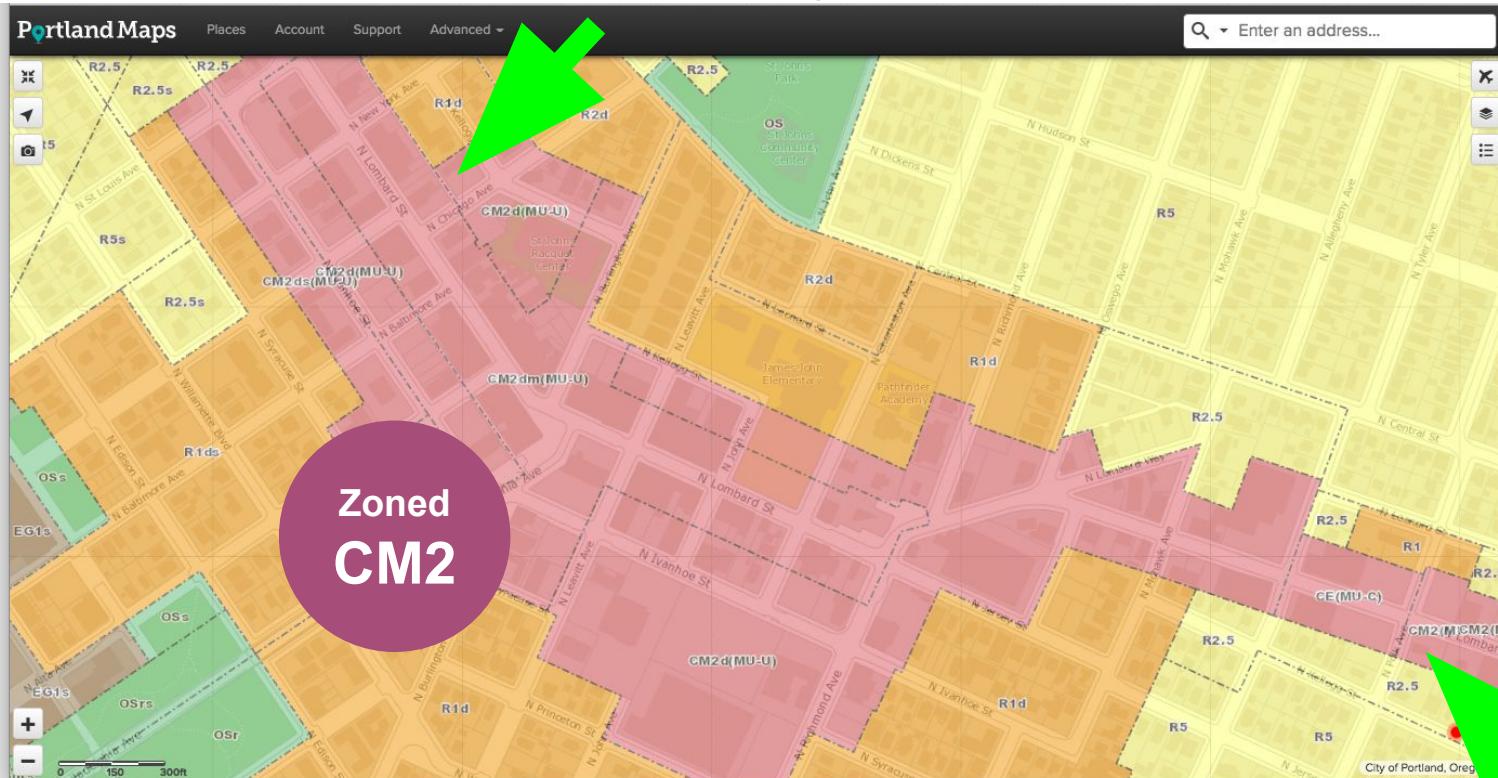

St. Johns Development

A quick guide to:

- St. Johns Zoning
- The St. Johns Plan District
- Neighborhood Association Rights

St. Johns Zoning

7433 N Chicago



7636 N Lombard

St. Johns Zoning

- **CM2 - Commercial / Mixed Use** - either commercial or residential buildings accepted no taller than 4 stories
 - “Development is intended to be pedestrian-oriented, provide a strong relationship between buildings and sidewalks, and complement the scale of surrounding residentially zoned areas.”
 - 33.130.030.C

St. Johns Plan District



St. Johns Plan District

- Special zone in town center St. Johns down to the Willamette river designed to preserve neighborhood aesthetic by adding extra requirements for development
- All buildings within the district must undergo a different, more involved design review process (Type II).

Affordable Housing

- Any **BUILDING** with **greater than 20 units** must make a portion of units within that building must qualify as “affordable”. Developers in St. Johns who qualify must offer one of the following options by law:
 - 15% of units affordable at 80% MFI
 - 8% of units affordable at 60% MFI
 - Affordable units built in another building off-site
 - Designate existing units for affordable rents
 - A fee of \$23 per square foot

Neighborhood Association Rights

33.700.025 - this applies to every development proposal within the St. Johns boundaries:

- Developer must submit plans to SJNA by certified mail.
- SJNA must respond within 14 days of the letter sent date to invite developers to present at a meeting.
- SJNA must hold public meeting within 45 days of the letter sent date.
- **If done, developers must attend and present plans.**

Title II - Design Review

For developments within the St. Johns Plan boundary.

SJNA can compel
the developer to
present plans at a
public meeting.

- Application Submitted
- **Public Notice Issued within 14 Days***
- Public Comment Period for 21 Days
- Design Analysis and Decision in 7 Days
- **Design Appeal Window Open for 14 Days***
- Decision is Considered Final

The \$500
Appeal fee is
waived for
Neighborhood
Associations.

***SJNA can intervene.**

Bureau of Development Services

"BDS promotes safety, livability and economic vitality through efficient and collaborative application of building and development codes."

<https://www.portlandoregon.gov/bds/>

PHONE: 503-823-7300

EMAIL: bds@portlandoregon.gov

ADDRESS: 1900 SW 4th Ave

They enforce building code and issue permits.

Bureau of Planning and Sustainability

"BPS takes action to shape the future of Portland and advance climate protection for a more prosperous, healthy, equitable and resilient city now and for future generations."

<https://www.portlandoregon.gov/bps/>

PHONE: 503-823-7700

EMAIL: bps@portlandoregon.gov

ADDRESS: 1900 SW 4th Ave

They write building code and growth strategy.