



**City of Portland, Oregon**  
**Bureau of Development Services**  
**Land Use Services**

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner  
Paul L. Scarlett, Director  
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[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** June 27, 2013  
**To:** Interested Person  
**From:** Mark Walhood, City Planner  
503-823-7806 / [Mark.Walhood@portlandoregon.gov](mailto:Mark.Walhood@portlandoregon.gov)

**NOTICE OF A PUBLIC HEARING ON A PROPOSAL  
IN YOUR NEIGHBORHOOD**

**CASE FILE:** LU 13-147922 DZM AD – Janey II Apartments  
**Pre-App.:** PC # 12-173395  
**REVIEW BY:** Design Commission  
**WHEN:** Thursday July 18, 2013 @ 1:30pm  
**WHERE:** 1900 SW Fourth Ave., Room 2500A  
Portland, OR 97201

It is important to submit all evidence to the Design Commission. City Council will not accept additional evidence if there is an appeal of this proposal.

Development has been proposed in your neighborhood requiring 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 are 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.

**For more complete details on the proposal (including plans) and for procedure information, please visit the website at: <http://www.portlandonline.com/bds/index.cfm?c=42441>. Click “Design Commission Agenda”. Then to access this notice and other case related information (Reports, Presentations, Drawings, Audio) click on the top sentence of the Agenda. Then scroll to find the case number LU 13-147922 DZM AD - Janey II Apartments.**

**Applicant:** Marcus Lima, (503) 224-9656 / GBD Architects Inc.  
1120 NW Couch St. Suite 300 / Portland, OR 97209

**Property Owner:** 315 NW 11th LLC and HFTB LLC / Attn.: Peter Stott  
2775 SW Old Orchard Rd. / Portland, OR 97201

**Site Address:** 315-317 NW 11TH AVE

**Legal Description:** BLOCK 78 LOT 1&4, COUCHS ADD  
**Tax Account No.:** R180207180, R180207180  
**State ID No.:** 1N1E33DA 02900, 1N1E33DA 02900  
**Quarter Section:** 3028, 3029  
**Neighborhood:** Pearl District, contact Patricia Gardner at 503-243-2628.  
**Business District:** Pearl District Business Association, contact Adele Nofield at 503-223-0070.  
**District Coalition:** Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

**Zoning:** **EXd** (Central Employment base zone with Design overlay zone), **Central City plan district, River District subdistrict**  
**Case Type:** **DZM AD** (Design Review with Modifications and Adjustment)  
**Procedure:** **Type III**, with a public hearing before the Design Commission. The decision of the Design Commission can be appealed to City Council.

**Proposal:** The applicant has proposed the development of a new nine-story mixed-use building, to be known as the Janey II. The proposal is for a quarter-block site at the northwest corner of the intersection of NW 11<sup>th</sup> Avenue and Everett Street, directly east of the recently-completed quarter-block Janey Apartments. An existing one-story 1906 warehouse building on the site will be demolished.

The proposed building includes eight stories with 62 market-rate apartments over a ground floor residential lobby, retail space, and covered resident parking. The ground floor retail is approximately 2,500 square feet, and oriented to entries facing NW Everett Street. A residential lobby is located on the west end of the site, also facing NW Everett Street, and the covered parking area accommodates 47 vehicles with a mechanized vertical car parking system. There are exterior decks on the second floor for individual units facing NW Everett, as well as a fitness room and exterior decks on the same level facing north. Eighth-floor units also include exterior decks facing NW Everett Street, and a rooftop amenity room and outdoor terrace provides tenants with views of the surrounding neighborhood.

Exterior building materials include a light palette of buff-colored masonry, two colors of metal panel material, and metal clad wood windows with projecting aluminum sunshades. The sunshades and fixed windows are a dark bronze color, with terra cotta-colored operable window sashes on the upper floors. Exterior deck railings and rooftop terrace railings are clear glass. Both the north-facing second floor decks and the primary rooftop have extensive eco-roof plantings. At the ground floor retail and lobby spaces there are projecting steel canopies with exposed wood soffits, and metal storefront window systems with a stained concrete sill below.

Because of the project valuation and Central City location, the proposal requires a Type III Design Review. Concurrently, the applicant has requested the following three additional reviews:

1. An Adjustment to allow parking access onto NW 11<sup>th</sup> Avenue, a Parking Access Restricted Street (Map 510-9);
2. A Modification through Design Review to reduce the minimum length of Ground Floor Windows along NW 11<sup>th</sup> Avenue from 50' to 38' (33.140.230); and
3. A Modification through Design Review to reduce the amount of Ground Floor Active Use Area along NW 11<sup>th</sup> Avenue from 50' to 38' (33.510.225).

#### **Approval Criteria:**

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

- The *Central City Fundamental Design Guidelines*;
- The *River District Design Guidelines*;
- 33.805.040.A-F, Adjustment Approval Criteria; and
- 33.825.040.A-B, Modifications.

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 May 3, 2013 and determined to be complete on June 10, 2013.

#### **DECISION MAKING PROCESS**

The Bureau of Development Services will be making a recommendation on this proposal; our report and recommendation will be available 10 days before the hearing. The Staff report will be posted on the Bureau of Development Services website. Look at [www.portlandonline.com](http://www.portlandonline.com). On the left side of the page use the search box to find Development Services, then click on the

Zoning/Land Use section select Notices and Hearings. Land use review notices are listed by the District Coalition shown at the beginning of this document. The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at <http://www.portlandonline.com/auditor/index.cfm?c=28197>

The neighborhood association, listed on the first page of this notice, may take a position on this application and may have scheduled 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.

We are seeking your comments on this proposal. The evidentiary proceeding before the Design Commission will be the only opportunity for the parties to submit oral and written evidence in this matter. Any appeal to the City Council will be limited to legal arguments concerning the Design Commission decision and the evidence in the record compiled by the Design Commission in support of that decision.

To comment, you may write to the Bureau of Development Services, 1900 SW Fourth Ave., Suite 5000 or FAX your comments to 503-823-5630; or you may testify at the hearing. In your comments, you should address the approval criteria. Please refer to the file number when seeking information or submitting testimony. Written comments must be received by the end of the hearing. The applicant and Planning staff will be at the hearing to answer questions and respond to comments. The general order of appearance for oral testimony at the hearing is as follows: Bureau of Development Services staff report, applicant testimony, testimony of interested parties who wish to ask questions or testify, staff response and closing comments, and applicant's closing comments. The Design Commission will make a decision about this proposal at the hearing or will grant a continuance.

Comments for a Design Review or Historic Design Review should be sent directly to the Planning staff listed in this document.

The applicant and proponents have the burden of proof to show that each and every element of the approval criteria are satisfied. In order to prevail, the opponents must persuade the Design Commission to find that the applicant has not carried the burden of proof with regard to one or more of the approval criteria. The opponents may also explain to the Design Commission how or why the facts asserted by the applicant are not supported by evidence in the record. Opponents may wish to recommend conditions of approval which will make the proposal more acceptable, if approved.

Prior to the conclusion of the hearing before the Design Commission, any participant may request an opportunity to present additional evidence or testimony regarding the application. If such a request is made, the record will be held open for seven days to receive the new evidence and the record shall be held open for at least an additional seven days to provide the other parties an opportunity to respond to that new evidence.

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 extended at the request of the applicant.

#### **APPEAL PROCESS**

You can appeal the Design Commission decision to City Council. However, the appeal to City Council will be conducted as an on-the-record review of the Design Commission decision. The City Council will consider legal arguments (for example arguments pointing out ways the Design Commission decision improperly interprets or applies relevant approval criteria). The City Council

will also consider arguments that the Design Commission findings are not supported by the evidence submitted to the Design Commission. However, the City Council will not accept or consider new evidence that was not submitted to the Design Commission.

A fee is charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver. City Council's decision may be appealed to the Oregon Land Use Board of Appeals (LUBA).

Failure to raise an issue, in person or by letter, by the close of the record by the Design Commission in this case may preclude an appeal to LUBA on that issue. Also, if you do not provide enough detailed information to the Design Commission, they may not be able to respond to the issue you are trying to raise. In such a situation, an appeal to LUBA on that issue may not be allowed.

Thank you for any information you can provide to help us make this decision. Please call me if you have any questions. My name and number are on the first page of this notice.

#### **HEARING CANCELLATION**

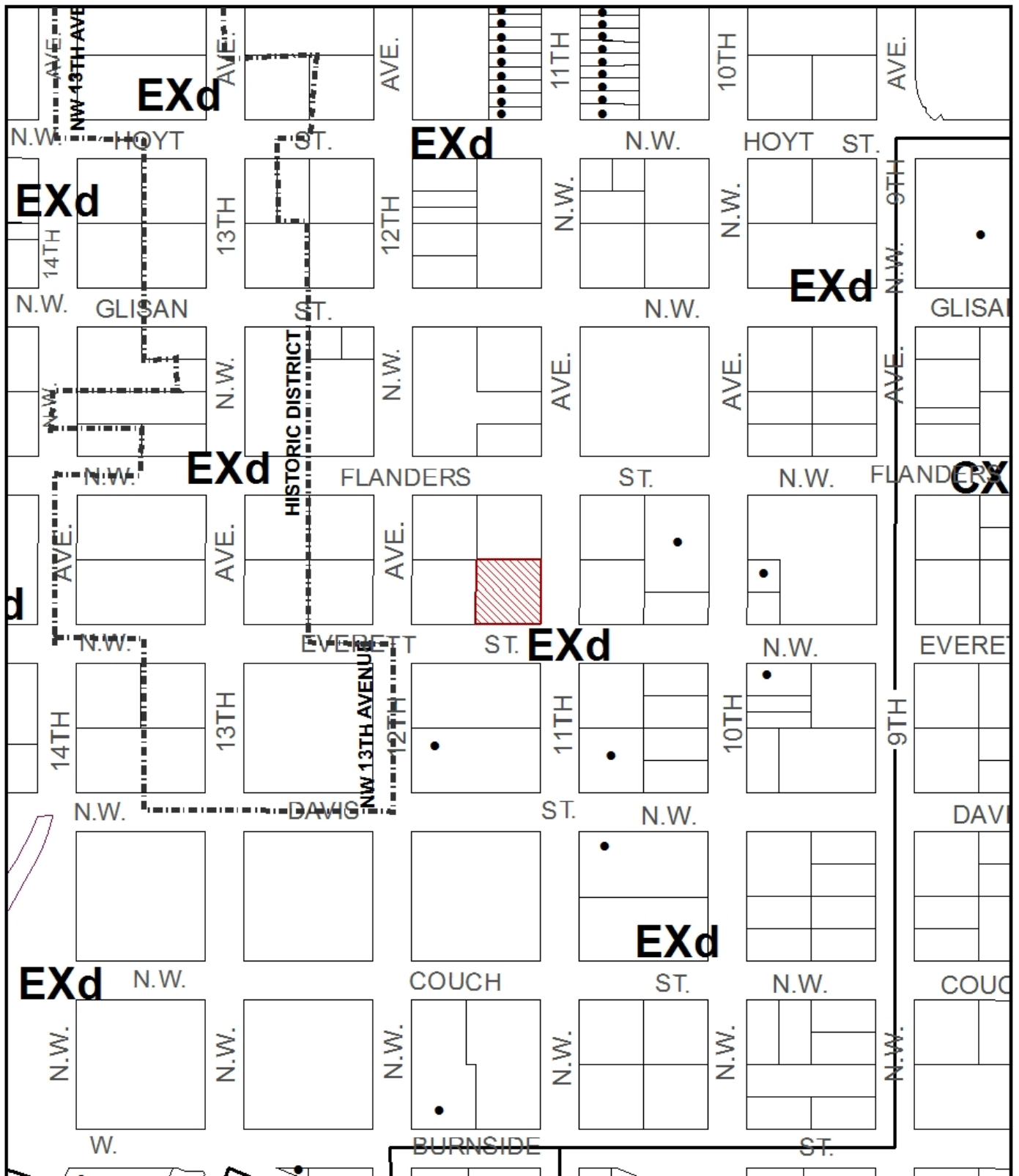
This public hearing will be cancelled if Portland Public Schools close due to inclement weather or other similar emergency. Check local television and radio reports for school closures. The hearing will be rescheduled for the earliest possible date. A renotification notice will not be sent. Please call the Bureau of Development Services at 503-823-7617, for information regarding cancellations or rescheduling.

To attend the hearing, public transportation is available. Tri-Met buses stop near the BDS building at SW Fifth or Sixth Ave. at SW Hall St. and SW Harrison St. Call Tri-Met at 503-238-7433 (or [www.trimet.org/schedule/allroute.htm](http://www.trimet.org/schedule/allroute.htm)) for routes and times. Hourly rated public parking is available a half block south of the building on Fourth Ave.

**The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).**

#### **Enclosures:**

Zoning Map  
Site Plan  
South Elevation  
North Elevation  
East Elevation



# ZONING



Site



Historic Landmark



NORTH

This site lies within the:  
CENTRAL CITY PLAN DISTRICT  
RIVER DISTRICT

File No. LU 13-147922 DZM,AD

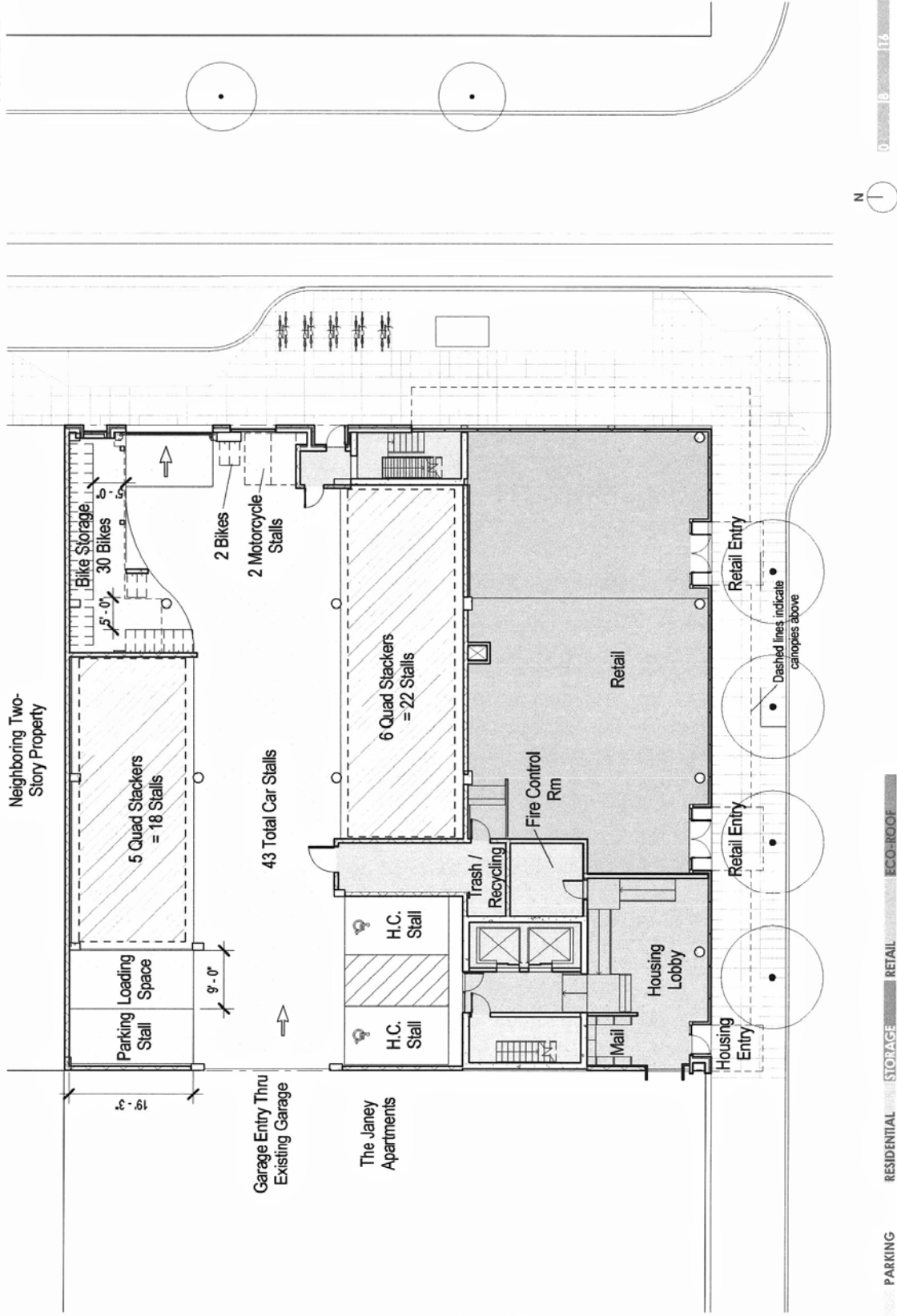
1/4 Section 3028

Scale 1 inch = 200 feet

State\_Id 1N1E33DA 2900

Exhibit B (Jun 14,2013)

GROUND LEVEL = 10,000 SF



LU 13-147927 021AD

SERVICE PARKING RESIDENTIAL STORAGE RETAIL ECO-ROOF

## GROUND LEVEL FLOOR PLAN

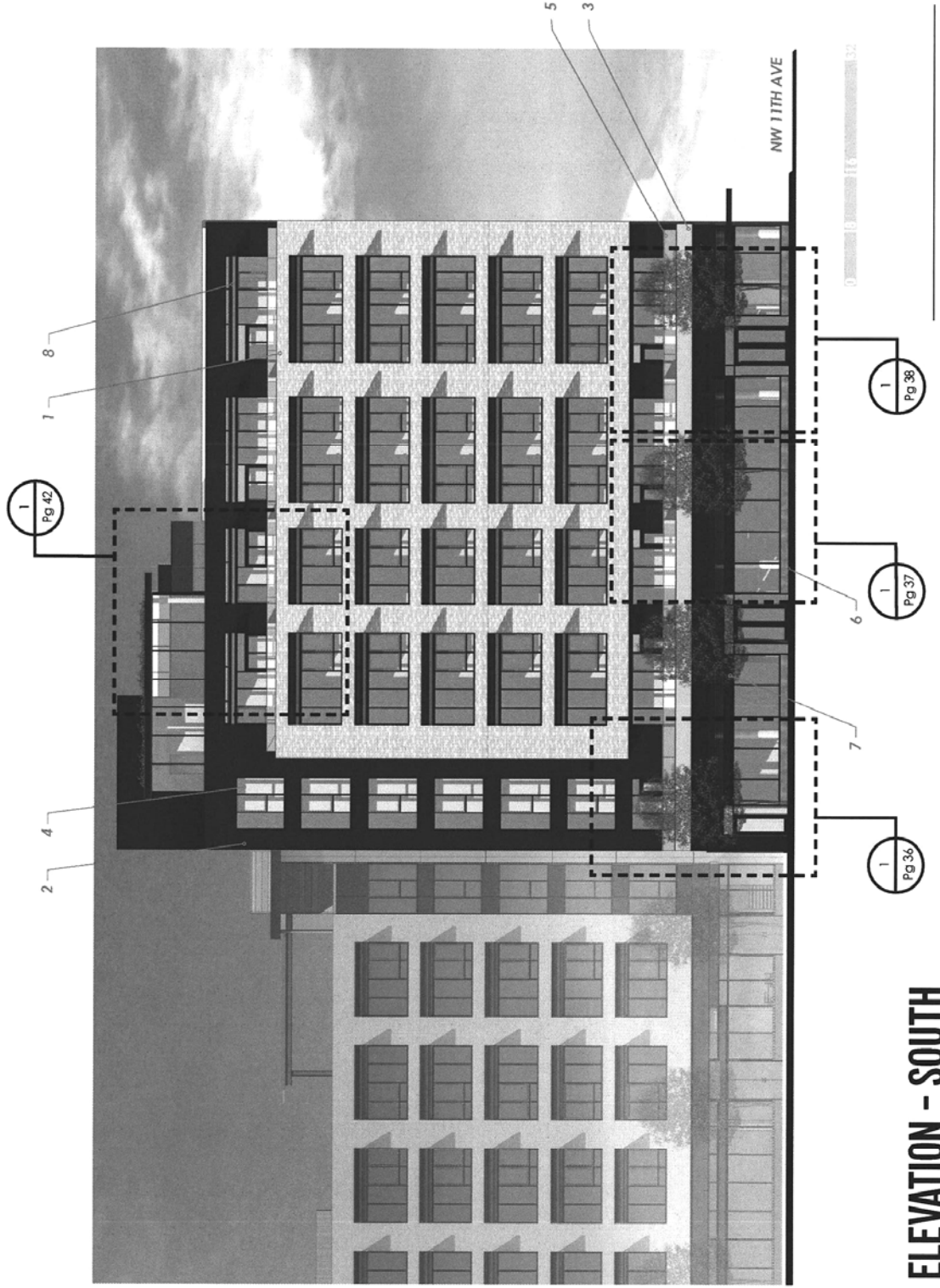
315 NW 11th LLC and HFTB, LLC | Residential Development



DESIGN REVIEW PACKAGE: ARCHITECTURAL DRAWINGS

**Material Legend**

- 1 Light Brick Palatia
- 2 Prd. Alum. Panel - Dark
- 3 Prd. Alum. Panel - Light
- 4 Metal Clad Wood Windows
- 5 Glass Guardrail
- 6 Stained Concrete
- 7 Prd. Steel Canopy
- 8 Prd. Alum. Sunshades



**ELEVATION - SOUTH**

315 NW 11th LLC and HFTB, LLC | Residential Development

**Material Legend**

- 1 Light Brick Façade
- 2 Ptd. Alum. Panel - Dark
- 3 Ptd. Alum. Panel - Light
- 4 Metal Clad Window Windows
- 5 Glass Guardrail
- 6 Stained Concrete
- 7 Ptd. Steel Canopy
- 8 Ptd. Alum. Sunshades

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8

1

4

2

7

NW 11TH AVE

## ELEVATION - NORTH

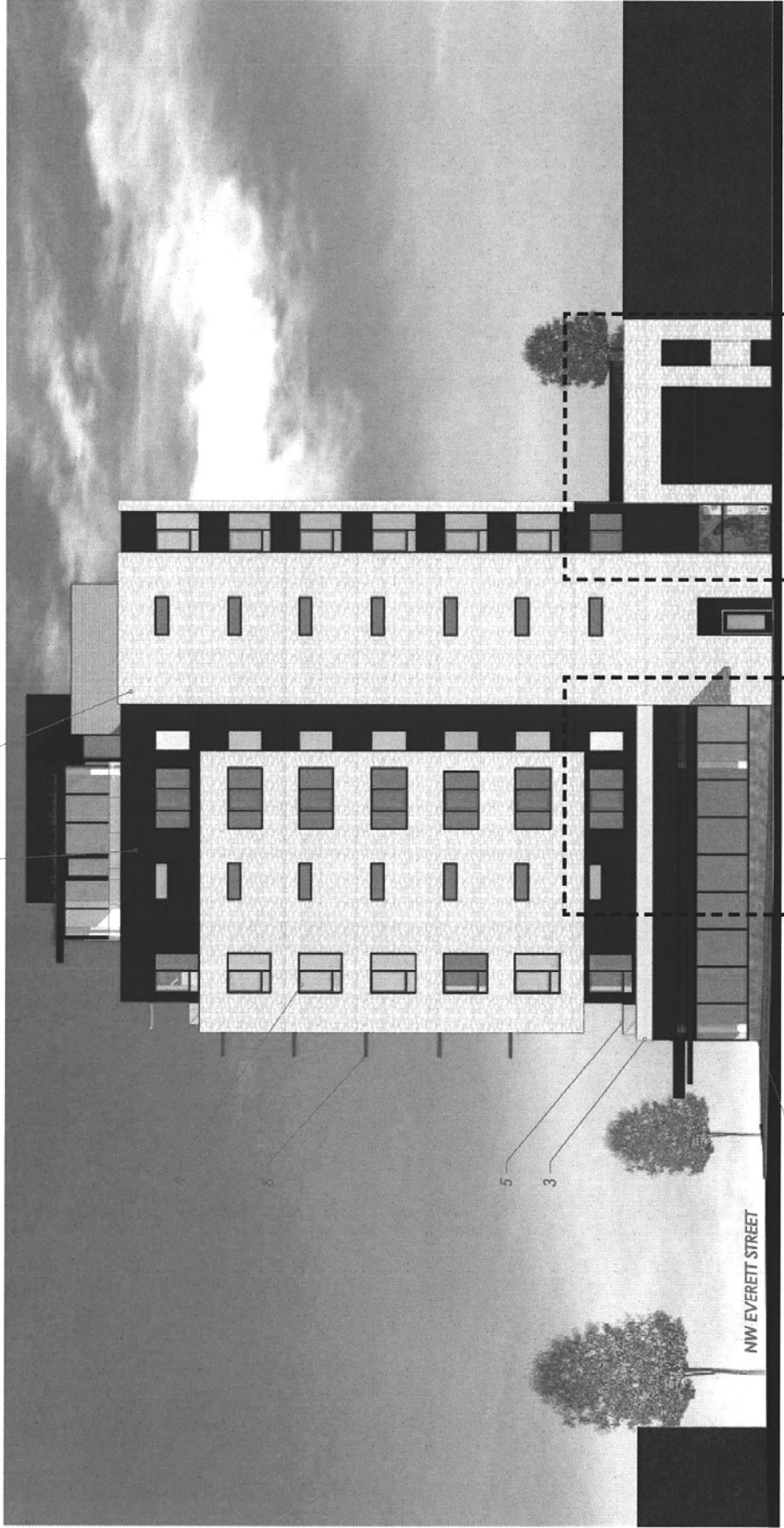
315 NW 11th LLC and HFTB, LLC | Residential Development

W 13-147922 DZM AD



Material Legend

- 1 Light Brick Palette
- 2 Ptd. Alum. Panel - Dark
- 3 Ptd. Alum. Panel - Light
- 4 Metal Clad Wood Windows
- 5 Glass Guardrail
- 6 Stained Concrete
- 7 Ptd. Steel Canopy
- 8 Ptd. Alum. Sunshades



0 8 16 32

1 1  
Pg 40 Pg 41

1 1  
Pg 39

ELEVATION - EAST

W 13-147922 D2M AD