



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

1900 SW 4th Avenue, Suite 5000
Portland, Oregon 97201
503-823-7300
Fax 503-823-5630
TTY 503-823-6868
www.portlandonline.com/bds

**NOTICE OF A PUBLIC HEARING BEFORE
THE CITY COUNCIL ON AN APPEAL OF THE
PORTLAND DESIGN COMMISSION**

CASE FILE: LU 13-214772 DZM, MS, AD - Park Avenue West Tower
WHEN: Wednesday, February 12, 2014 at 2PM
WHERE: COUNCIL CHAMBERS, 1221 SW FOURTH AVENUE

Date: January 14, 2014
To: Interested Person
From: Kara Fioravanti, Land User Services, 503-823-5892

A public hearing will be held to consider an appeal of the Design Commission's decision to approve a new mixed-use building SW Yamhill, Morrison, Park and 9th. The Design Commission decision of approval has been appealed by SEIU Local 49. At the hearing City Council will consider the appeal. You are invited to testify at the hearing.

This will be an Evidentiary hearing, one in which new evidence can be submitted to the City Council. For a general explanation of the City Council hearing process please refer to the last page of this notice.

GENERAL INFORMATION

Appellant: David Noren, Attorney at Law representing SEIU Local 49
217 East Main Street
PO Box 586
Hillsboro, OR 97123

Applicant: TVA Architects, Robert Thompson
920 SW 6th Ave, Ste. 1500
Portland, OR 97204

Owners: West Park Avenue LLC, Lamont Smith
805 SW Broadway #2020
Portland, OR 97205-3360

City of Portland
Bureau of Parks and Recreation
1120 SW 5th Avenue #132
Portland, OR 97204

Site Address: Building site: 728 SW 9th Avenue
Floor Area Transfer site: 877 SW Taylor Street, 800 SW Yamhill Street,
825 W/ SW Park Avenue

Legal Description: PORTLAND PARK BLOCKS BLOCK 4 LOTS 1-4, PORTLAND;
PORTLAND PARK BLOCK, BLOCK 4; PORTLAND PARK BLOCK 5;
PORTLAND, PORTLAND PARK BLOCKS, BLOCK 5, LOT 4

FROM CONCEPT TO CONSTRUCTION

Tax Account No.: R667743340, P020105500, P020105000, R667743440, P020737010, R667743420, P020737000, R667743460, P020140000
State ID No.: 1N1E34CC 09700, 1S1E03BB 05500, 1S1E03BB 05400, 1S1E03BB 05300
Quarter Section: 3029 and 3129
Neighborhood: Portland Downtown, contact Jennifer Geske at 503-750-9843.
Business District: None
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
Plan District: Central City - Downtown
Zoning: CXd: Central Commercial zone with a design overlay
Case Type: DZM – Design Review with Modifications
MS – Central City Master Plan
AD – 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 seeks **Design Review** for a new 30-story mixed-use tower. The project includes underground parking, 2 floors of retail, 15 floors of housing (203 units), and 13 floors of office. The tower has been approved in 2007 as a 33-story tower and also in 2009 as a 26-story tower (07-140633 DZM, MS, AD; 07-169105 PR; 09-104171 DZ; and 09-136017 DZM MS). The 2007 design included housing, the 2009 design removed the housing, and the 2013 design reinserts a housing component. The current proposal matches the 26-story tower's exterior design exactly, but includes 4 additional floors. Other than the additional 4 floors, nothing else about the exterior design has changed.

The **Central City Master Plan Amendment** is necessary to allow an increase in the transfer of floor area from Director Park (formerly known as Park Block 5) to the proposed tower site (Park Block 4). The maximum development capacity of each of the two blocks is 12:1 (9:1 base FAR + 3:1 bonus FAR). In 2009 an MS approval allowed a 9.1:1 FAR transfer. The current proposal is for an additional 2.6:1 FAR transfer, for a total FAR transfer of 11.7:1 from Director Park to Park Block 4.

Modification Requests:

1. 33.130.210.B.1., Height – A Modification is requested so that the spire may rise more than 10' above the height limit. The proposed spire will be 41'-7" above the site's 460' height limit.
2. 33.266.310 Loading Standards – Size of loading spaces – Two on-site 10' x 35' x 13' loading spaces are required. The proposal includes a loading dock on the SW Park Avenue façade. The loading dock can accommodate one full-size loading vehicle, one sub-standard loading vehicle for 22'-5" wide vehicles, and a dedicated trash pick-up space. Additionally, the full-size and sub-standard loading spaces cannot be utilized at the same time. A Modification to this standard is requested.

Adjustment Request:

1. 33.510 Map 510-9, Parking Access Restricted Streets – All four streets are designated as Parking Access Restricted. The proposal includes access to loading and the below-grade parking at SW Park Avenue.

Relevant Approval Criteria:

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

- 33.420 Design Overlay Zone
- 33.825 Design Review
- 33.825.040 Modifications That Would Better Meet Design Review Requirements
- 33.805 Adjustments
- 33.510.255 Central City Master Plans
- Central City Fundamental Design Guidelines

REVIEW BODY DECISION

It is the decision of the Design Commission to approve the 30-story Park Avenue West Tower including:

- 1) **Approval for Design Review** for a full-block, 30-story retail, residential and office development in the Central City Plan District.

- 2) **Approval for a Central City Master Plan amendment.**

The previous CCMP under LU 09-136017 DZ MS approved a 9.1:1 floor area ratio transfer from Park Block 5 to Park Block 4. The current CCMP amendment requests an additional 2.6:1 FAR (52,000 SF) be transferred from Park Block 5 to Park Block 4 for a total of 11.7:1 FAR (234,000 SF) transferred to Park Block 4.

Park Block 5 FAR: Park Block 5 will achieve a 3:1 bonus FAR – .5 bonus FAR through the “water feature/public fountain bonus option” and 2.5 bonus FAR through the “locker room bonus option”. Park Block 5 will retain a base FAR of 0.3:1 to accommodate 3 small park structures. The remaining 11.7:1 FAR will be transferred to Park Block 4.

Park Block 4 FAR: Park Block 4 will achieve a 3:1 bonus FAR through the “residential bonus option. Through the Central City Master Plan process Park Block 4 will be allowed to develop the site with a 23.7:1 FAR (474,000 SF) – 11.7 FAR transferred from Park Block 5 and 12:1 from the maximum development potential of Park Block 4.

- 3) **Approval for 2 Modification Requests.**

1. 33.130.210.B.1. and 2, Height – A Modification is requested so that the spire may rise more than 10’ above the height limit. The proposed spire will be 41’-7” above the site’s 460’ height limit.

2. 33.266.310 Loading Standards – Vehicle Size – Two on-site 10’ x 35’ x 13’ loading spaces are required. The proposal includes a loading dock on the SW Park Avenue façade. The loading dock can accommodate one full-size loading vehicle, one sub-standard loading vehicle for 22-5” loading vehicles, and a dedicated trash pick-up space. Additionally, the full-size and sub-standard loading spaces cannot be utilized at the same time.

- 4) **Approval for 1 Adjustment Request.**

33.510 Map 510-9, Parking Access Restricted Streets – All four streets are designated as Parking Access Restricted. The proposal includes access to loading and the below-grade parking at SW Park Avenue.

Approvals per Exhibits C.1-C-82, signed, stamped, and dated December 19, 2013, subject to the following Condition of Approval:

- A. As part of the building permit application submittal, each of the 4 required site plans and any additional drawings must reflect the information and design approved by this land use review as indicated in the drawings contained in Exhibits C.1-C.82. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 13-214772 DZM, MS, AD. No field changes allowed."

=====

By: _____

Guenevere Millius, Design Commission Chair

APPEAL

The Design Commission decision of approval has been appealed by SEIU Local 49. The appellants' appeal statement is as follows: "Application not made by or with approval of owner; application decided by wrong hearings body; application fails to adequately address Central City Plan Policy 4 (Housing); proposed FAR transfer not allowed in Downtown subarea." The Zoning Code citations noted by the appellant include: 33.720.020, 33.730.060, 33.510.200, 33.510.255.

Review of the case file: The Design Commission decision and all evidence on this case are now available for review at the Bureau of Development Services, 1900 SW 4th Avenue, # 5000, Portland OR 97201. Copies of the information in the file can be obtained for a fee equal to the City's cost for providing those copies. I can provide some of the information over the phone.

We are seeking your comments on this proposal. The hearing will be held before the City Council. To comment, you may write a letter in advance, or testify at the hearing. In your comments, you should address the approval criteria, as stated above. Please refer to the file number when seeking information or submitting testimony. Written comments **must be received by the end of the hearing** and should include the case file number and the name and address of the submitter. It must be given to the Council Clerk, in person, or mailed to 1221 SW Fourth Avenue, Room 140, Portland, OR 97204. A description of the City Council Hearing process is attached.

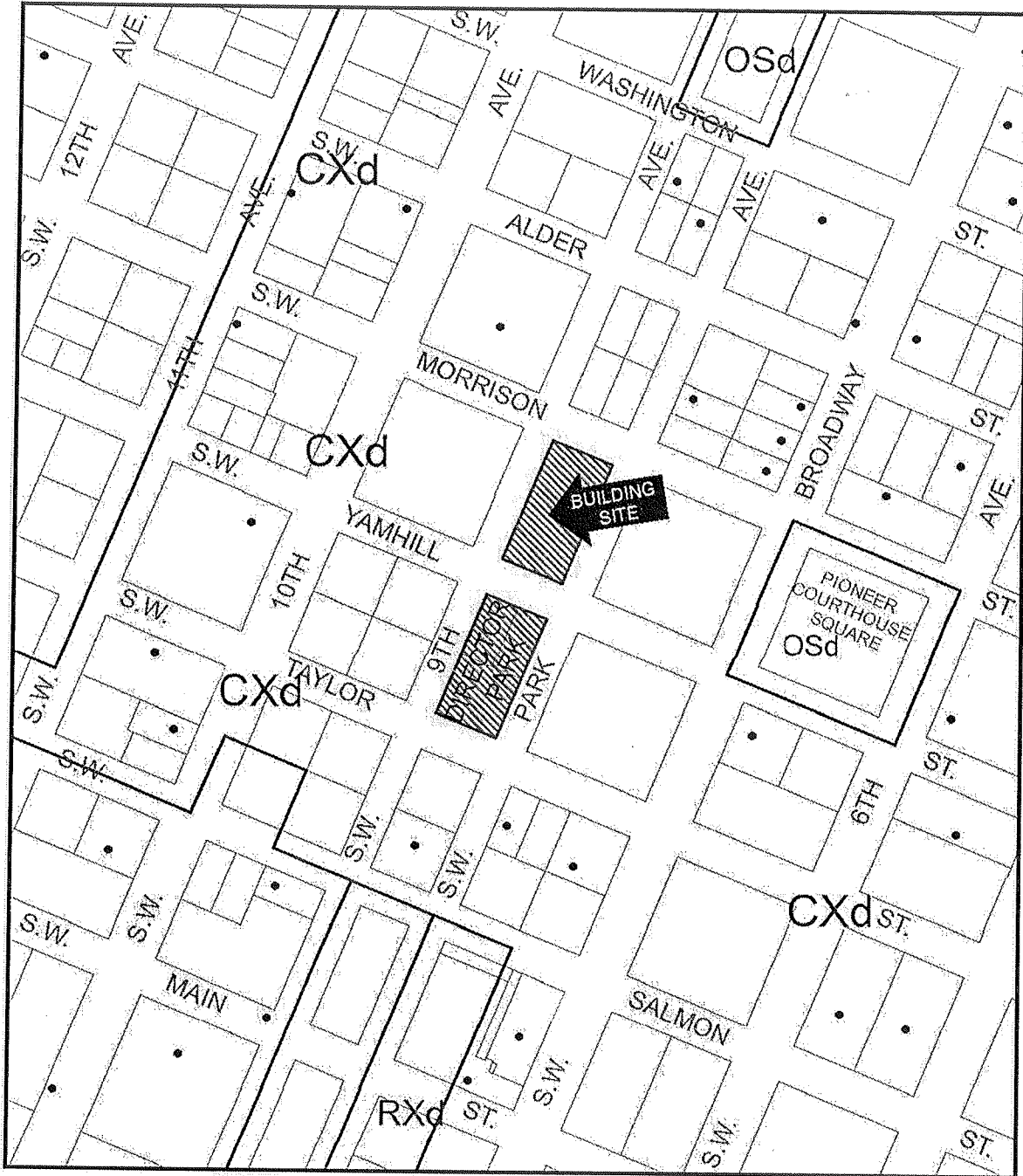
If you choose to provide testimony by electronic mail, please direct it to the Council Clerk (Karla.Moore-Love@portlandoregon.gov). Due to legal and practical reasons, City Council members cannot accept electronic mail on cases under consideration by the Council. Any electronic mail on this matter must be received no less than one hour prior to the time and date of the scheduled public hearing. The Council Clerk will ensure that all City Council members receive copies of your communication.

City Council's decision is final. Any further appeal must be filed with the Oregon Land Use Board of Appeals (LUBA). Failure to raise an issue in a hearing, in person or by letter, by the close of the record or at the final hearing on the case or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes an appeal to LUBA on that issue. Also, if you do not provide enough detailed information to the City Council, they may not be able to respond to the issue you are trying to raise. For more information, call the Auditor's Office at (503) 823-4086.

If you have a disability and need accommodations, please call 503-823-4085 (TDD: 503-823-6868). Persons requiring a sign language interpreter must call at least 48 hours in advance.


Attachments

1. Zoning Map
2. Site plan
3. Elevations
4. Appeal Statement
5. City Council Appeal Process



ZONING

 Site

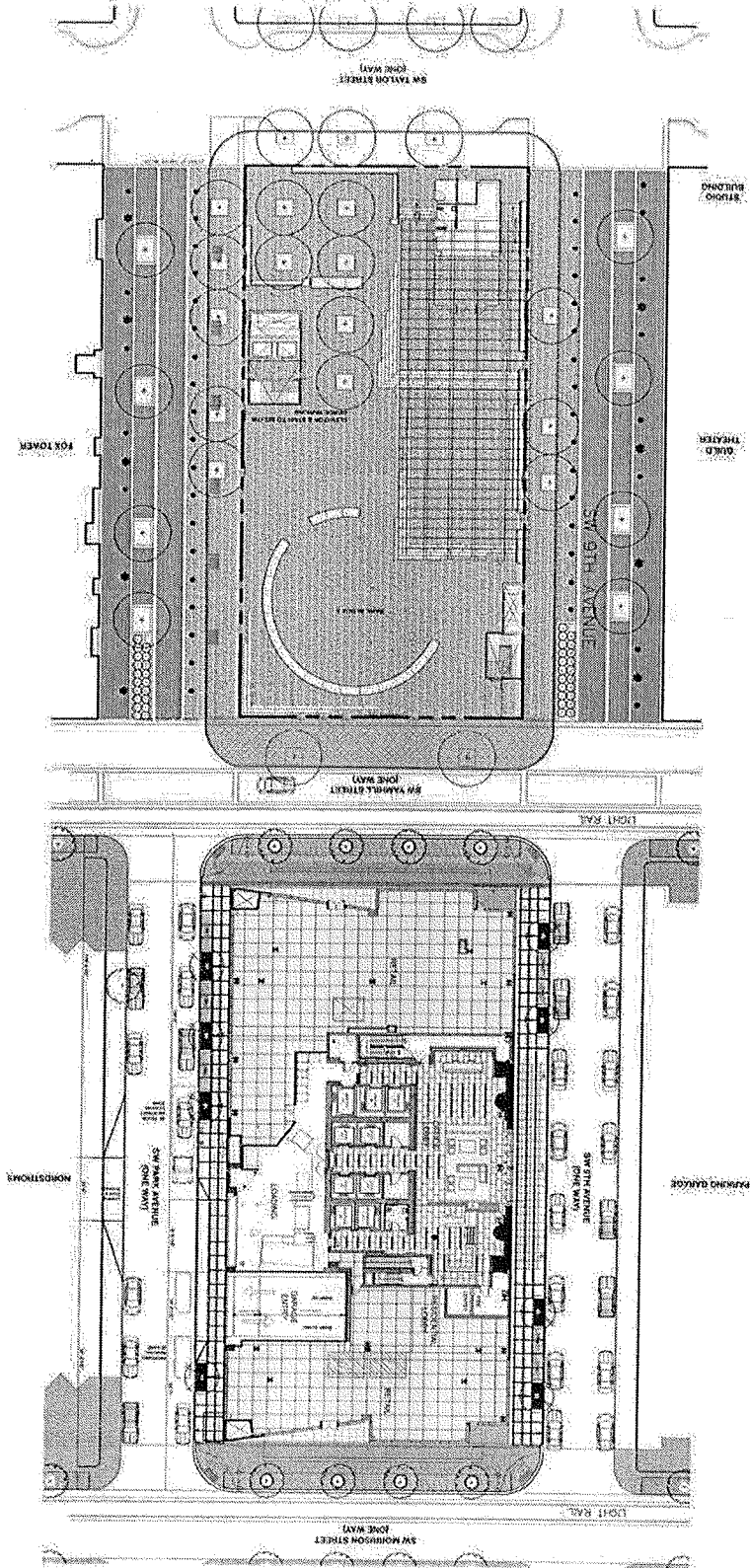
 Historic Landmark

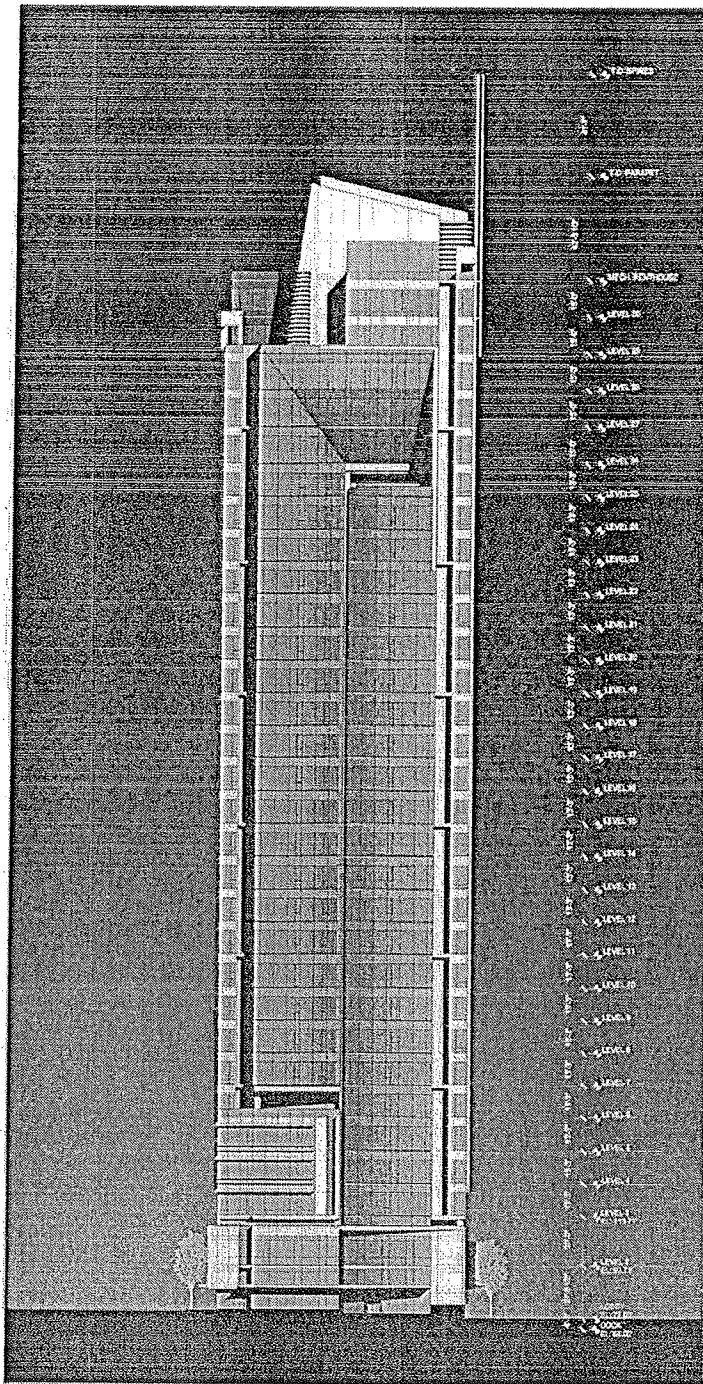


This site lies within the:
CENTRAL CITY PLAN DISTRICT
DOWNTOWN

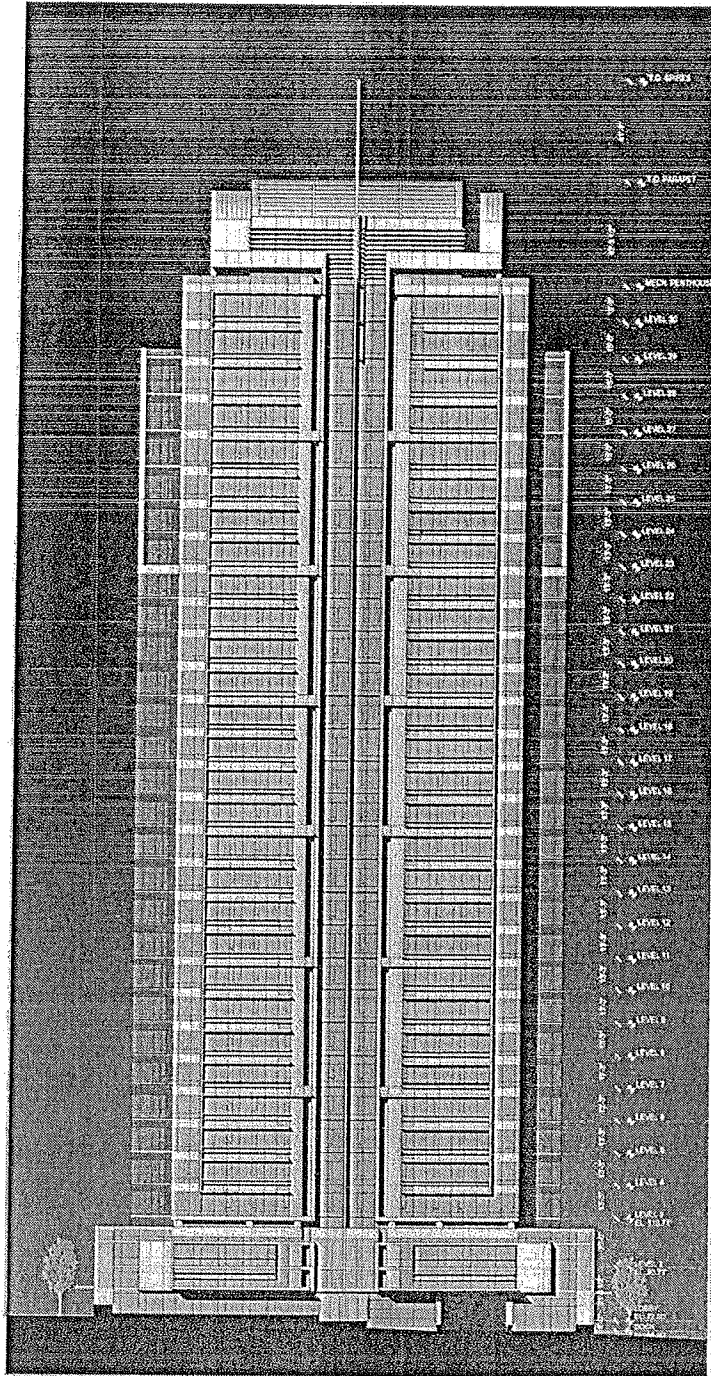
File No.	LU 13-214772 DZ
1/4 Section	3029,3129
Scale	1 inch = 200 feet
State Id	1S1E03BB 5500
Exhibit	B (Oct 22, 2013)

SITE PLAN





Yamhill (South) Elevation

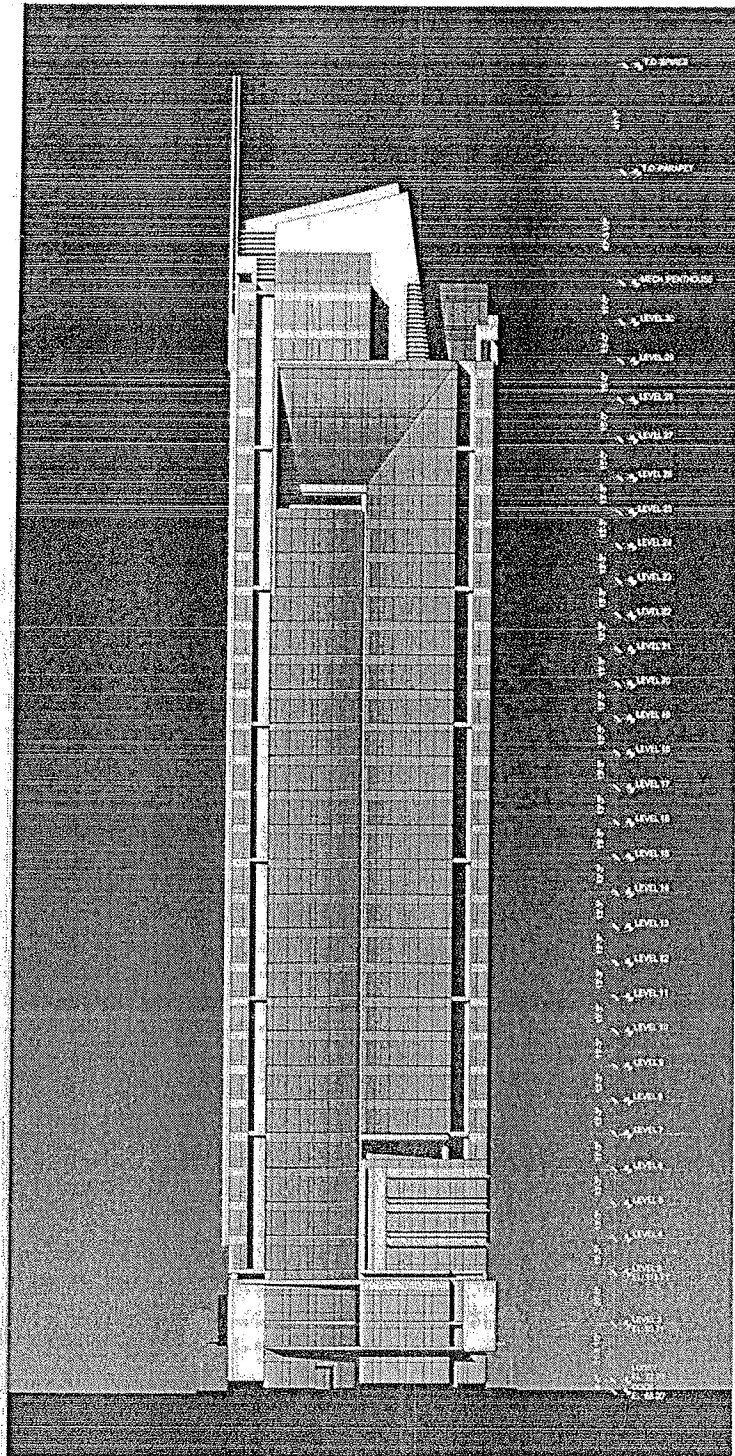


Park Avenue (East) Elevation

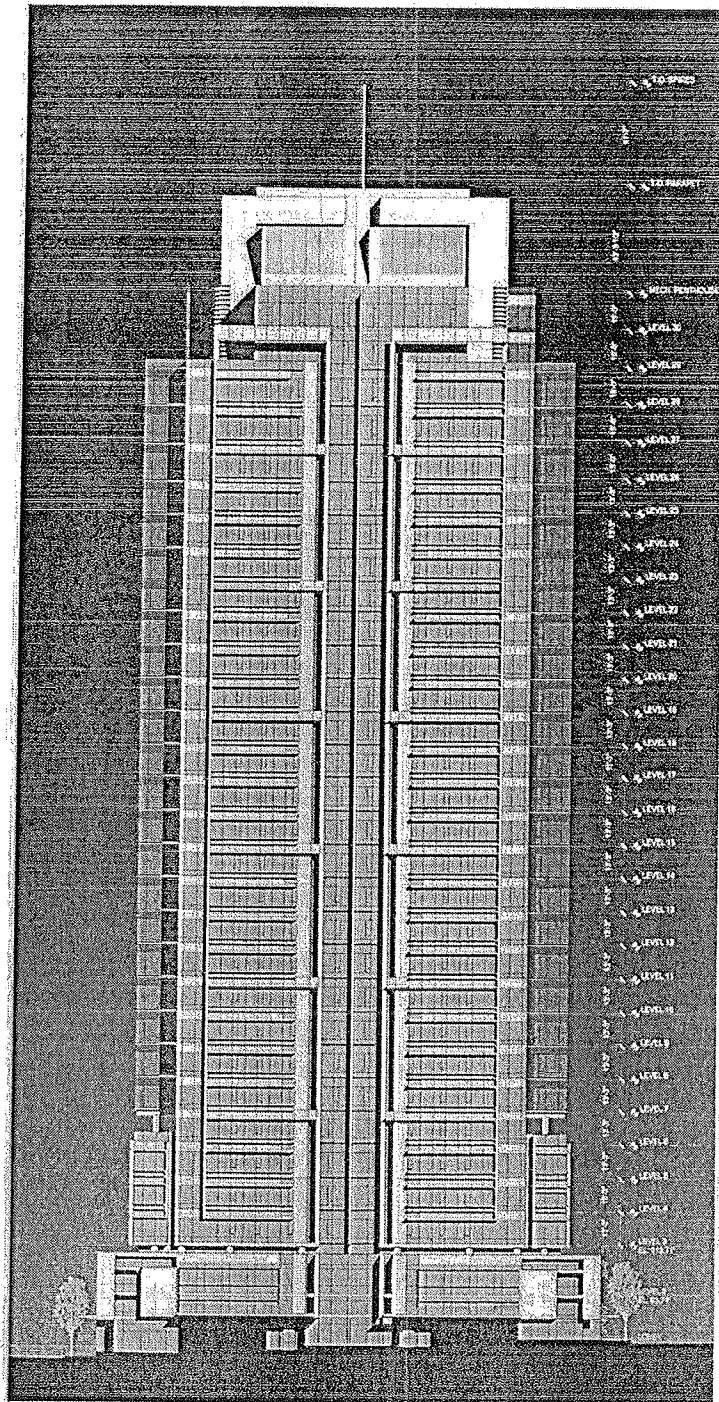
TYPE III DESIGN REVIEW

Updated 11/7/2013

C28



Morrison (North) Elevation



Ninth Avenue (West) Elevation

TYPE III DESIGN REVIEW

Updated 11/2/2013



C30



City of Portland, Oregon - Bureau of Development Services



1900 SW Fourth Avenue • Portland, Oregon 97201 • 503-823-7300 • www.portlandoregon.gov/bds

Type III Decision Appeal Form

LU Number: 13-214772

FOR INTAKE, STAFF USE ONLY

Date/Time Received 11/14 @ 3:30pm

Received By SPS

Appeal Deadline Date 11/14

☒ Entered in Appeal Log 1/8/14

☒ Notice to Auditor 1/8/14

☒ Notice to Dev. Review 1/8/14

☐ Action Attached

Fee Amount \$2025.00

☐ [Y] [N] Fee Waived

Bill # 3563206

☐ [Y] [N] Unincorporated MC

APPELLANT: Complete all sections below. Please print legibly.

PROPOSAL SITE ADDRESS 728 SW 9th Avenue

DEADLINE OF APPEAL 1-7-14

Name SEIU Local 49, by its attorney David C. Noren

Address(Attorney)217 E. Main Street PO Box 586 City Hillsboro

State/Zip Code OR 97123

Day Phone 503-640-2661

Email david@norenlaw.com Fax 503-648-7216

Interest In proposal (applicant, neighbor, etc.) Workers in Central City affected by jobs/housing/transportation balance

Identify the specific approval criteria at the source of the appeal:

Zoning Code Section 33.720 .020

Zoning Code Section 33.730 .060

Zoning Code Section 33.510 .200

Zoning Code Section 33.510 .255

Describe how the proposal does or does not meet the specific approval criteria identified above or how the City erred procedurally:

Application not made by or with approval of owner; application decided by wrong hearings body; application fails to adequately address Central City Plan Policy 4 (Housing); proposed FAR transfer not allowed in Downtown subarea.

Appellant's Signature [Signature]

FILE THE APPEAL - Submit the following:

☒ This completed appeal form

☒ A copy of the Type III Decision being appealed

☒ An appeal fee as follows:

- ☐ Appeal fee as stated in the Decision, payable to City of Portland
- ☐ Fee waiver for ONI Recognized Organizations approved (see instructions under Appeals Fees A on back)
- ☐ Fee waiver for low income individual approved (attach letter from Director)
- ☐ Fee waiver for Unincorporated Multnomah County recognized organizations is signed and attached

The appeal must be filed by the deadline listed in the Decision. To ensure the appeal is received within this deadline, the appeal should be filed in the Development Services Center at 1900 SW 4th Ave, 1st Floor, Suite 1500, Portland, Oregon, between 8:00 a.m. and 3:00 p.m. on Tuesday through Friday. On Mondays, and between 3:00 - 4:30 p.m. on Tuesday through Friday, the form(s) must be submitted at the Reception Desk on the 5th Floor.

The Portland City Council will hold a hearing on this appeal. The land use review applicant, those who testified and everyone who received notice of the initial hearing will receive notice of the appeal hearing date.

Information about the appeal hearing procedure and fee waivers is on the back of this form.

1

A Type III Decision may be appealed only by the applicant, the owner, or those who have testified in writing or orally at the hearing, provided that the testimony was directed to a specific approval criterion, or procedural error made. It must be filed with the accompanying fee by the deadline listed in the decision. The appeal request must be submitted on the Type III Appeal Form provided by the City and it must include a statement indicating which of the applicable approval criteria the decision violated (33.730.030) or what procedural errors were made. If the decision was to deny the proposal, the appeal must use the same form and address how the proposal meets all the approval criteria. There is no local Type III Appeal for cases in unincorporated Multnomah County.

Appeal Hearings for Type III Decisions are scheduled by the City Auditor at least 21 days after the appeal is filed and the public notice of the appeal has been mailed.

Appellants should be prepared to make a presentation to the City Council at the hearing. In addition, all interested persons will be able to testify orally, or in writing. The City Council may choose to limit the length of the testimony. Prior to the appeal hearing, the City Council will receive the written case record, including the appeal statement. The City Council may adopt, modify, or overturn the decision of the review body based on the information presented at the hearing or in the case record.

Appeal Fees

In order for an appeal to be valid, it must be submitted prior to the appeal deadline as stated in the decision and it must be accompanied by the required appeal fee or an approved fee waiver. The fee to appeal a decision is one-half of the original application fee. The fee amount is listed in the decision. The fee may be waived as follows:

Fee Waivers (33.750.050)

The director may waive required fees for Office of Neighborhood Involvement (ONI) Recognized Organizations and for low-income applicants when certain requirements are met. The decision of the director is final.

A. ONI Recognized Organizations Fee Waiver

Neighborhood or business organizations recognized by the City of Portland Office of Neighborhood Involvement (ONI) or Multnomah County are eligible to apply for an appeal fee waiver if they meet certain meeting and voting requirements.

These requirements are listed in the Type III Appeal Fee Waiver Request for Organizations form and instruction sheet available from the Bureau of Development Services Development Services Center, 1st floor, 1900 SW 4th, Portland, OR 97201. Recognized organizations must complete the Type III Appeal Fee Waiver Request for Organizations form and submit it prior to the appeal deadline to be considered for a fee waiver.

B. Low Income Fee Waiver

The appeal fee may be waived for an individual who is an applicant in a land use review for their personal residence, in which they have an ownership interest, and the individual is appealing the decision of their land use review application. In addition, the appeal fee may be waived for an individual residing in a dwelling unit, for at least 60 days, that is located within the required notification area. Low income individuals requesting a fee waiver will be required to certify their annual gross income and household size. The appeal fee will only be waived for households with a gross annual income of less than 50 percent of the area median income as established and adjusted for household size by the federal Department of Housing and Urban Development (HUD). All financial information submitted to request a fee waiver is confidential. Fee waiver requests must be approved prior to appeal deadline to be considered for a fee waiver.

An information sheet on how to apply for a fee waiver for a low income individual is available at the Development Services Center, 1900 SW 4th Avenue, 1st floor, 503-823-7526.

Information is subject to change.

**GENERAL EXPLANATION OF CITY COUNCIL APPEAL HEARING PROCESS FOR
EVIDENTIARY/DE NOVO APPEALS**

1. SUBMISSION OF TESTIMONY

- a. Testimony may be submitted in writing to the Council Clerk, 1221 SW Fourth Avenue, Room 130, Portland, Oregon 97204. Written comments must be received by the time of the hearing and should include the case file number.
- b. Testimony may be submitted orally (see below).

2. HEARINGS PROCESS

- a. The order of appearance and time allotments is generally as follows:

Staff Report	10 minutes
Appellant	10 minutes
Supporters of Appellant	3 minutes each
Principal Opponent of the Appeal	15 minutes
Other Opponents of the Appeal	3 minutes each
Appellant Rebuttal	5 minutes
Council Discussion	

- b. The applicant has the burden of proof to show that each and every element of the approval criteria can be satisfied. If the applicant is opposing the Hearings Officer's recommendation, the applicant may also argue the criteria are being incorrectly interpreted, the wrong approval criteria are being applied or additional approval criteria should be applied.
- c. In order to prevail, the opponents of the application must persuade the City Council to find that the applicant has not carried the burden of proof to show that the evidence submitted in support of the application demonstrates that each and every element of the approval criteria is satisfied. The opponents may wish to argue the criteria are being incorrectly applied, the wrong criteria are being applied or additional approval criteria should be applied.
- d. The failure to address an issue with sufficient specificity to afford the decision maker and the parties an opportunity to respond to the issue precludes an appeal to the Land Use Board of Appeals (LUBA) on that issue.

3. OTHER INFORMATION

- a. Prior to the hearing, the case file and the Review Body decision are available for review, by appointment, at the Bureau of Development Services, 1900 SW 4th Avenue, Portland, OR 97201. Call 503-823-7617 to make an appoint to review the file.

If you have a disability and need accommodations, please call 823-4085 (TDD: 823-6868). Persons requiring a sign language interpreter must call at least 48 hours in advance.



City of Portland, Oregon - Bureau of Development Services



1900 SW Fourth Avenue • Portland, Oregon 97201 • 503-823-7300 • www.portlandoregon.gov/bds

Type III Decision Appeal Form

LU Number:

13-214772

FOR INTAKE, STAFF USE ONLY

Date/Time Received

11/7/14 @ 3:30pm

☐ Action Attached

Received By

BP.S

Fee Amount

\$2,025.00

Appeal Deadline Date

11/7/14

☐ [Y] [N] Fee Waived

☒ Entered in Appeal Log

1/8/14

Bill #

356 3206

☒ Notice to Auditor

1/8/14

☐ [Y] [N] Unincorporated MC

☒ Notice to Dev. Review

1/8/14

APPELLANT: Complete all sections below. Please print legibly.

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DEADLINE OF APPEAL 1-7-14

Name SEIU Local 49, by its attorney David C. Noren

Address(Attorney) 217 E. Main Street PO Box 586 City Hillsboro

State/Zip Code OR 97123

Day Phone 503-640-2661

Email david@norenlaw.com Fax 503-648-7216

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Zoning Code Section 33.730 . 060

Zoning Code Section 33.510 . 200

Zoning Code Section 33.510 . 255

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address Central City Plan Policy 4 (Housing); proposed FAR transfer not allowed in Downtown subarea.

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CASE NO. 13-214772
EXHIBIT I-1

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Information is subject to change

ATTN: JEFFREY STUHR
HOLST ARCHITECTURE
110 SE 8TH AVE
PORTLAND, OR 97214

ATTN: MAGGIE LONG
SEIU LOCAL 49
3536 SE 26TH AVE
PORTLAND, OR 97202

DAVID NOREN
217 E MAIN
PO BOX 586
HILLSBORO, OR 97123

ATTN: ROBERT THOMPSON
TVA ARCHITECTS
920 SW 6TH AVE
SUITE 1500
PORTLAND, OR 97204

WEST PARK AVENUE LLC
805 SW BROADWAY #2020
PORTLAND, OR 97205-3360

AIA URBAN DESIGN COMMITTEE
ATTN: SAUNDRA STEVENS
403 NW 11TH
PORTLAND, OR 97209

DOWNTOWN RETAIL COUNCIL
ATTN: LISA FRISCH
200 SW MARKET ST
SUITE 150
PORTLAND, OR 97201

METRO
SUSTAINABILITY CENTER
600 NE GRAND AVE
PORTLAND, OR 97232

NEIGHBORS WEST/WEST
ATTN: MARK SEIBER
2257 NW RALEIGH ST
PORTLAND, OR 97210

ODOT REGION 1
DEVELOPMENT REVIEW PROGRAM
123 NW FLANDERS ST
PORTLAND, OR 97209

OREGON WALKS
C/O DOUG KLOTZ
1908 SE 35TH PL
PORTLAND, OR 97214

PIONEER COURTHOUSE SQUARE
ATTN: JENNIFER POLVER
715 SW MORRISON #702
PORTLAND, OR 97205

PORTLAND DOWNTOWN NA
ATTN: JENNIFER GESKE
1221 SW 10TH AVE #103
PORTLAND, OR 97205

PORTLAND SCHOOL DIST #1
ATTN: JUSTIN DOLLARD
501 N DIXON
PORTLAND, OR 97227

PORTLAND SCHOOL DIST #1
ATTN: PAUL CATHCART
501 N DIXON
PORTLAND, OR 97227

TRI-MET
ATTN: BEN BALDWIN
710 NE HOLLADAY
PORTLAND, OR 97232

TEAM OREGONIAN
1320 SW BROADWAY
PORTLAND, OR 97201

B106 / R1302 / TRAILS
ATTN: SARA DRAKE

B129 / PDC

WEST PARK AVENUE LLC
ATTN: LAMONT SMITH
805 SW BROADWAY #2020
PORTLAND, OR 97205-3360

YVONNE POELWIJK
1900 SW 4TH AVE
SUITE 5000
PORTLAND, OR 97204

ATTN: STEVEN L. PFEIFFER
PERKINS COIE LLP
1120 NW COUCH ST
TENTH FLOOR
PORTLAND, OR 97209-4128

LU 13-214722 DZM
DATE MAILED: 1/14/2014
21 LABELS
STEVEN PFEIFFER ADDED TO
LIST PER BDS 1/17/2014

ATTN: JEFFREY STUHR
HOLST ARCHITECTURE
110 SE 8TH AVE
PORTLAND, OR 97214

ATTN: MAGGIE LONG
SEIU LOCAL 49
3536 SE 26TH AVE
PORTLAND, OR 97202

DAVID NOREN
217 E MAIN
PO BOX 586
HILLSBORO, OR 97123

ATTN: ROBERT THOMPSON
TVA ARCHITECTS
920 SW 6TH AVE
SUITE 1500
PORTLAND, OR 97204

WEST PARK AVENUE LLC
805 SW BROADWAY #2020
PORTLAND, OR 97205-3360

AIA URBAN DESIGN COMMITTEE
ATTN: SAUNDRA STEVENS
403 NW 11TH
PORTLAND, OR 97209

DOWNTOWN RETAIL COUNCIL
ATTN: LISA FRISCH
200 SW MARKET ST
SUITE 150
PORTLAND, OR 97201

METRO
SUSTAINABILITY CENTER
600 NE GRAND AVE
PORTLAND, OR 97232

NEIGHBORS WEST/WEST
ATTN: MARK SEIBER
2257 NW RALEIGH ST
PORTLAND, OR 97210

ODOT REGION 1
DEVELOPMENT REVIEW PROGRAM
123 NW FLANDERS ST
PORTLAND, OR 97209

OREGON WALKS
C/O DOUG KLOTZ
1908 SE 35TH PL
PORTLAND, OR 97214

PIONEER COURTHOUSE SQUARE
ATTN: JENNIFER POLVER
715 SW MORRISON #702
PORTLAND, OR 97205

PORTLAND DOWNTOWN NA
ATTN: JENNIFER GESKE
1221 SW 10TH AVE #103
PORTLAND, OR 97205

PORTLAND SCHOOL DIST #1
ATTN: JUSTIN DOLLARD
501 N DIXON
PORTLAND, OR 97227

PORTLAND SCHOOL DIST #1
ATTN: PAUL CATHCART
501 N DIXON
PORTLAND, OR 97227

TRI-MET
ATTN: BEN BALDWIN
710 NE HOLLADAY
PORTLAND, OR 97232

TEAM OREGONIAN
1320 SW BROADWAY
PORTLAND, OR 97201

B106 / R1302 / TRAILS
ATTN: SARA DRAKE

B129 / PDC

WEST PARK AVENUE LLC
ATTN: LAMONT SMITH
805 SW BROADWAY #2020
PORTLAND, OR 97205-3360

YVONNE POELWIJK
1900 SW 4TH AVE
SUITE 5000
PORTLAND, OR 97204

LU 13-214722 DZM
DATE MAILED: 1/14/2014
21 LABELS