



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

FROM CONCEPT TO CONSTRUCTION

Charlie Hales, Mayor
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: February 15, 2013
From: Hillary Adam, Land Use Services
503-823-3581 / Hillary.Adam@portlandoregon.gov

REQUEST FOR RESPONSE

Case File: LU 13-107395 DZM – 0601 SW Abernethy
Pre App: PC # 12-193194

This notice is being sent to all service and technical review agencies for their input on the proposal described below. Neighborhood Associations also receive this advance notice via e-mail. Your timely response, as indicated below, will help the assigned planner determine if applicable approval criteria can be met, or what conditions might be required.

- The approval criteria are listed below. Although we are interested in any comments you may have, please consider your response in terms of these criteria.
- All agencies are encouraged to use this as an opportunity to inform the applicant of any additional requirements that may be imposed by your agency during building permit phase – especially those that would significantly affect the proposal.
- Please note in your response which requirements are specifically associated with the applicable land use review approval criteria, and which requirements you have the independent authority to impose at time of building permits.
- Neighborhood Associations are encouraged to submit comments by the deadline noted below. To comment, you may write to Hillary Adam at 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201. You can also fax your comments to me at (503) 823-5630. After the staff report is published, please submit your comments to the Design Commission at 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201 and fax them to 503-823-5630.

The Bureau of Development Services recommendation will be published ten days before the scheduled hearing date. You will also receive a Notice of Public Hearing for this proposal, with hearing date and time confirmed, mailed twenty days prior to the hearing.

- **Please send your response to BDS no later than: March 15, 2013.** (If I receive comments after this date, I may not have enough time to include them in the staff report).
- **We must publish our report by: March 25, 2013**
- **A public hearing before the Design Commission is tentatively scheduled for April 4, 2013 @ 1:30 pm**

Applicant: Wade Johns, Applicant / Alamo Manhattan Properties
2808 Fairmount St Ste 200 / Dallas, TX 75201

Robert Lamkin, Architect / Hensley Lamkin Rachel Inc
14881 Quorum Dr / Dallas, TX 75254

Site Address: 0601 SW ABERNETHY ST

Legal Description: BLOCK 173 TL 700, CARUTHERS ADD
Tax Account No.: R140916160
State ID No.: 1S1E10DB 00700
Quarter Section: 3429, 3430
Neighborhood: South Portland NA., contact Jim Gardner at 503-227-2096.
Business District: South Portland Business Assoc, Kevin Countryman at 503-750-2984.
District Coalition: Southwest Neighborhoods Inc., contact Leonard Gard at 503-823-4592.
Plan District: Central City - South Waterfront
Zoning: CXd – Central Commercial with Design Overlay
Case Type: DZM – Design Review with Modification request
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 proposes a 177,699 square foot, 6-story 200-unit residential building with a rooftop deck and 198 underground vehicle parking spaces, accessed from SW Abernethy Street. Approximately 1,680 square feet of retail space will be provided at the corner of SW Bond and SW Abernethy. The applicant requests a modification to reduce the 10'-0" required clearance to 8'-8" for the 2 loading spaces in the underground garage. Exterior materials include stucco, brick veneer, burnished block, exposed concrete, cementitious panel system, cast stone, high grade vinyl windows, storefront systems, metal canopies, and painted steel guardrails with wire mesh screens. The proposal includes a landscaped courtyard area that will include stormwater treatment planters.

Design Review is required because the proposal is for new development in the "d" overlay in the South Waterfront subdistrict of the Central City Plan District.

Approval Criteria:

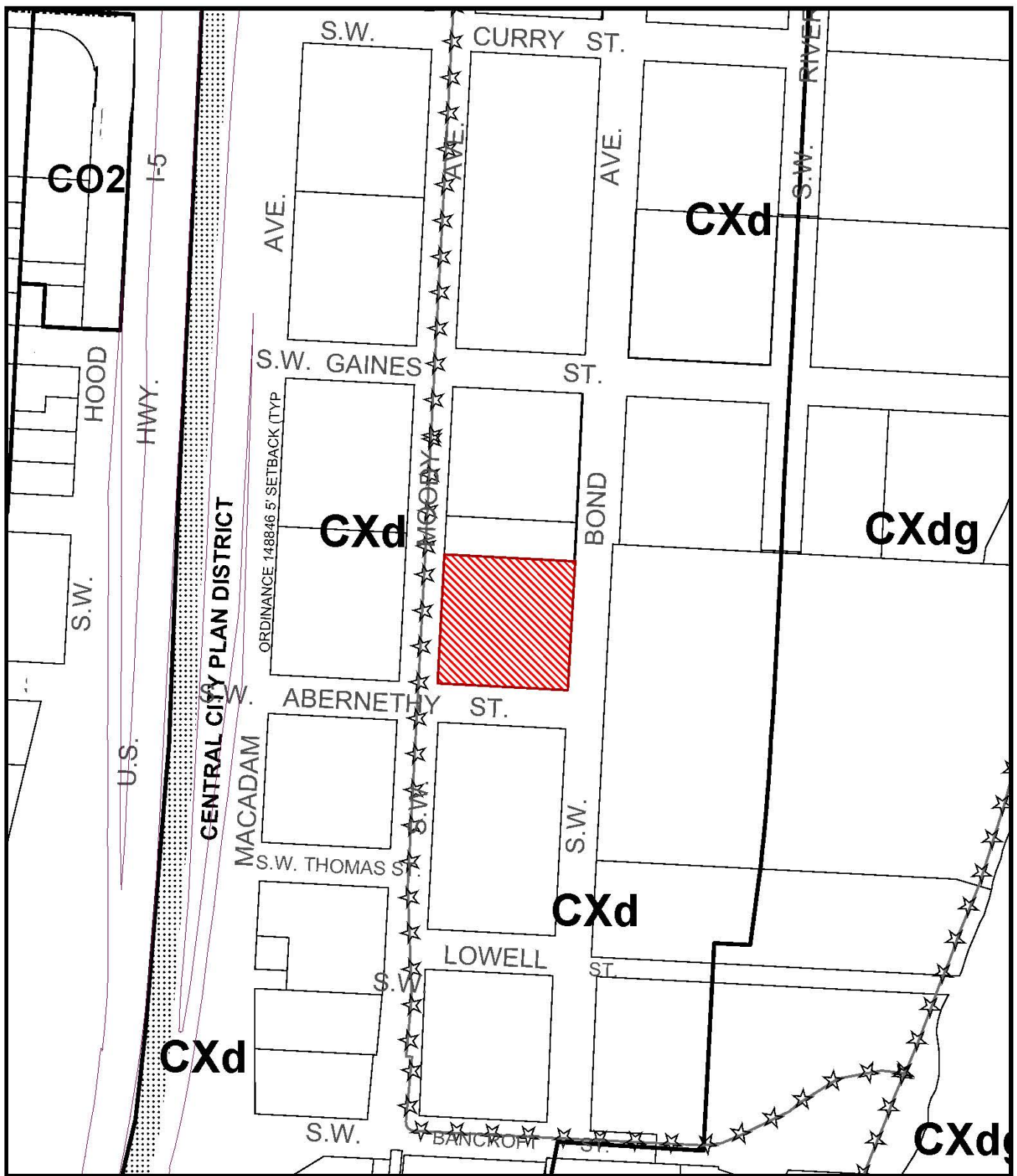
In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are:

- 33.825 Design Review
- 33.825.040 Modifications Thru Design Review
- Central City Fundamental Design Guidelines
- South Waterfront Design Guidelines

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 filed, provided that the application is complete at the time of filing, or complete within 180 days. This application was filed on January 22, 2013 and determined to be complete on February 12, 2013.

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.

Enclosures: Zoning Map, Site Plan, Roof Plan, Elevations



ZONING



Site



NORTH

This site lies within the:
CENTRAL CITY PLAN DISTRICT
SOUTH WATERFRONT

File No. LU 13-107395 DZM

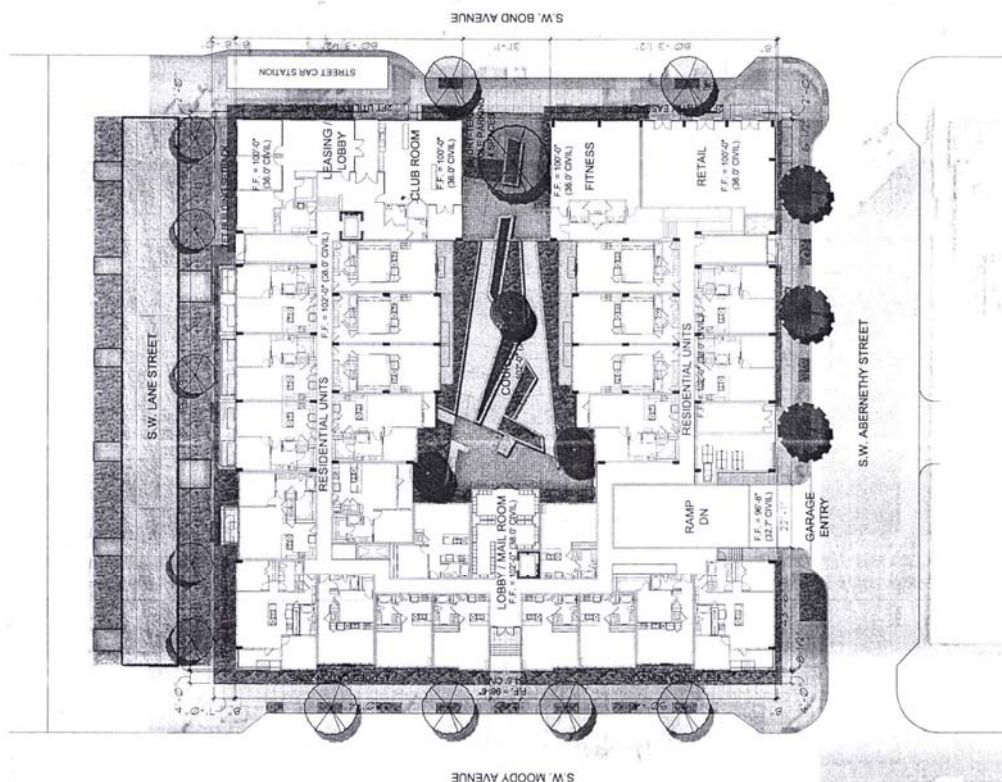
1/4 Section 3429,3430

Scale 1 inch = 200 feet

State_Id 1S1E10DB 700

Exhibit B (Jan 22,2013)

1 SITE PLAN



Block 43

ALAMO MANHATTAN
PORTLAND, OREGON

Hensley Lamkin Rachel, Inc.
ARCHITECTURE AND PLANNING
SUITE 550
7250
PORTLAND, OREGON 97205
PH 503.228.9400
FAX 503.228.9401

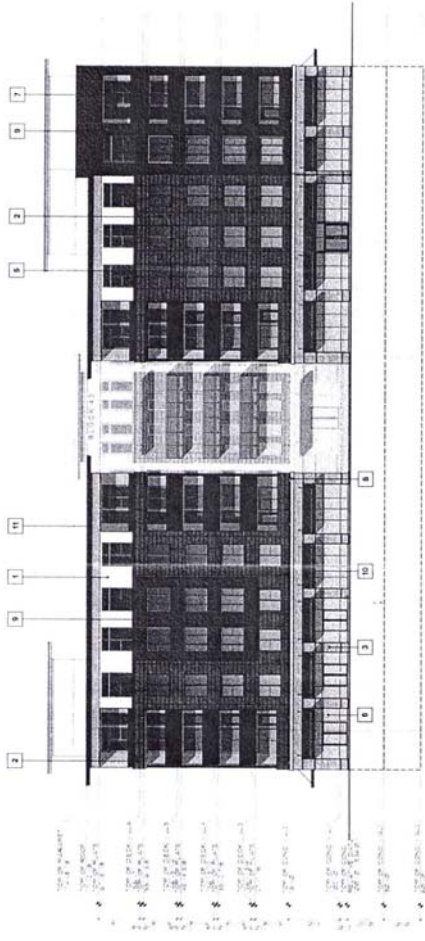


1. THE HENSLEY LAMKIN RACHEL, INC. (HLR) HAS BEEN SELECTED BY THE ALAMO MANHATTAN DEVELOPMENT CORPORATION (AMDC) TO PROVIDE ARCHITECTURAL AND PLANNING SERVICES FOR THE ALAMO MANHATTAN DEVELOPMENT. HLR'S SERVICES WILL INCLUDE ARCHITECTURAL DESIGN, PLANNING, AND CONSTRUCTION ADMINISTRATION FOR THE ALAMO MANHATTAN DEVELOPMENT. HLR'S SERVICES WILL BE PROVIDED UNDER A LUMP SUM FEE. HLR'S FEE WILL BE PAID IN THREE EQUAL INSTALLMENTS OF \$100,000 EACH, DUE AT THE START OF EACH YEAR OF THE PROJECT. HLR'S FEE WILL NOT BE PAID IF THE PROJECT IS NOT COMPLETED BY THE END OF THE THIRD YEAR OF THE PROJECT.

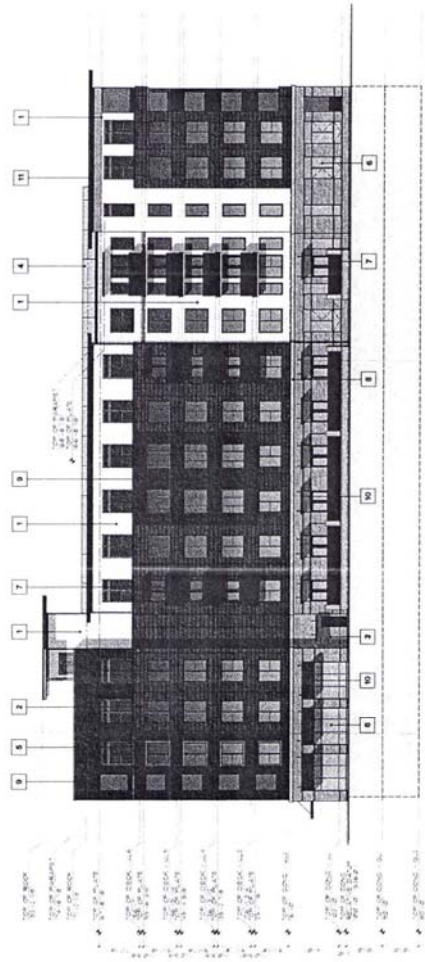
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DRAWN BY: JLD
CHECKED BY: JLD
DATE: 08/13/13
PROJECT MT. DATE: 08/13/13
CONSTRUCTION BY DATE: 08/13/13
STATIONING: 0+00 TO 0+100

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V-01-08-13

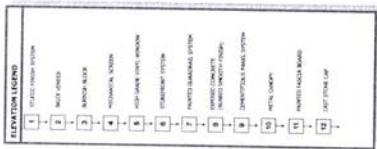
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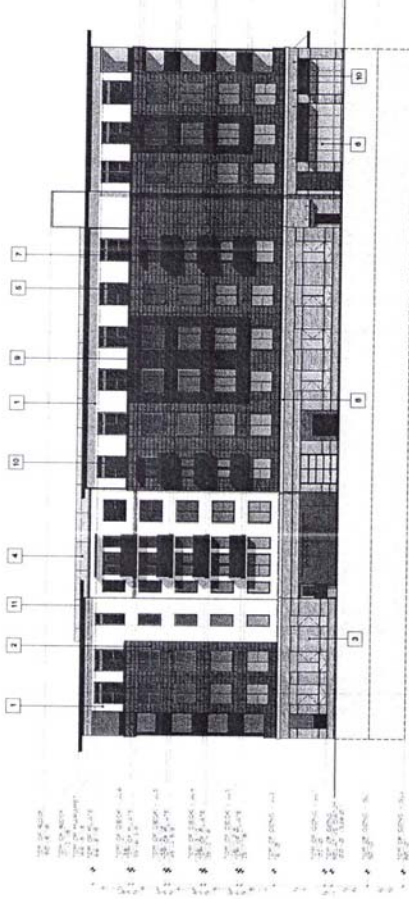
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SCALE 1/8" = 1'-0"



03 NORTH ELEVATION 5TH LANE
SCALE 1/8" = 1'-0"



02 WEST ELEVATION S.W. MOODY
S.C.A.E. 11/1/11



01 SOUTH ELEVATION S.W., ABERNETHY
SCALE: 1/8" = 1'-0"

Block 43

ALAMO MANHATTAN
PORTLAND, OREGON

Hensley Lamkin Rachel, Inc.
ARCHITECTURE AND PLANNING
1001 GOSWAM DRIVE
DALLAS, TEXAS 75204
PH 972.726.9400
FAX 972.726.9401
STATE 550
2524



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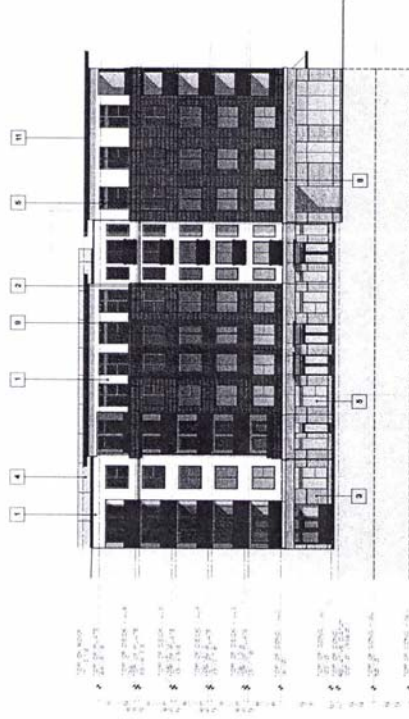
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CONSTRUCTION OF BSA
WORKSHEET

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PROJECT NO.: 1001
CONSTRUCTION OF BSA
WORKSHEET

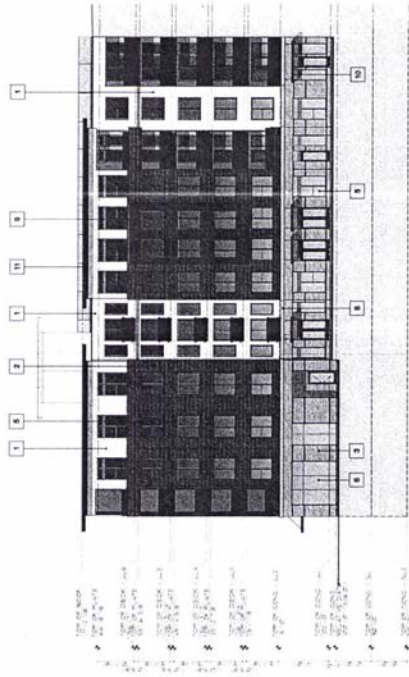
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V-01-08-13

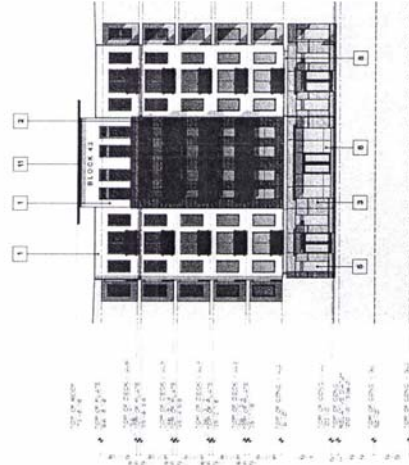
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02 INTERIOR COURTYARD SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



01 INTERIOR COURTYARD NORTH ELEVATION
SCALE: 1/8" = 1'-0"



03 INTERIOR COURTYARD EAST ELEVATION
SCALE: 1/8" = 1'-0"