



City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

Chloe Eudaly, Commissioner
Rebecca Esau, Interim Director
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Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: October 3, 2017
To: Interested Person
From: Tim Heron, Land Use Services
503-823-7726 / Tim.Heron@portlandoregon.gov

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

CASE FILE: LU 17-107021 HRM
Barbur and Hooker Apartments
PC # 16-236452

REVIEW BY: Landmarks Commission
WHEN: October 23, 2017 at 1:30 pm
WHERE: 2020 SW Fourth Ave., Lincoln Room
Portland, OR 97201

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.

Applicant: Francis Dardis, Stack Architecture
32 NE 7th Ave
Portland, OR 97232
503-481-1332
Fbd@Stackpdx.com

Owners: George N Diamond, Catherine Lee Owen,
2839 SW 2nd Ave 2839 SW 2nd Ave
Portland, OR 97201-4736 Portland, OR 97201-4736
503-222-1655
Mdiamond@Reig.com

Michael N Diamond,
2839 SW 2nd Ave
Portland, OR 97201-4736
503-222-1655
Mdiamond@Reig.Com

Site Address: NE corner of SW Barbur Boulevard and SW Hooker Street

Legal Description: BLOCK 68 LOT 2&3&6&7 TL 8000, CARUTHERS ADD; BLOCK 68 INC PT VAC ST S 10' OF E 60' OF LOT 3 INC PT VAC ST-E 60' OF LOT 4, CARUTHERS ADD; BLOCK 68 LOT 3-6 TL 8200, CARUTHERS ADD
Tax Account No.: R140906800, R140906820, R140906830
State ID No.: 1S1E10BB 08000, 1S1E10BB 08100, 1S1E10BB 08200
Quarter Section: 3329

Neighborhood: South Portland NA., contact Jim Gardner at 503-227-2096.
Business District: South Portland Business Association, contact info@southportlanddba.com.
District Coalition: Southwest Neighborhoods Inc., contact Sylvia Bogert at 503-823-4592.

Plan District: South Portland/Lair Hill Historic District

Zoning: CM – Mixed Use Commercial

Case Type: HRM – Historic Resource Review w/Modifications
Procedure: Type III, with a public hearing before the Landmarks Commission. The decision of the Landmarks Commission can be appealed to City Council.

Proposal:

This new 62-unit apartment building project is being built on vacant, unimproved land. New public right-of-way improvements including street trees and sidewalks will be constructed on SW Barbur Boulevard and SW Hooker Street frontages.

The project consists of a stepped-height apartment building with a four-story mass fronting SW Barbur and a three-story mass fronting SW Hooker. Garage access to the 38 parking spaces is provided by a sectional garage door in the south façade on SW Hooker, at the SE corner of the site. Parking consists of 17 surface spaces at grade level and 21 spaces in the basement level.

SW Barbur Boulevard is classified as a Major City Traffic Street; and SW Hooker is a Local Service Traffic Street. The site slopes approximately 23 feet from the low point at the northeast corner to the high point at the southwest corner. Site area: 25,723 gsf and the total building area: 50,952 gsf

One Modification [PZC 33.846.070] is requested for this proposal to the Transit Street Main Entrance Standard [PZC 33.130.242] to locate the required Transit Main Building Entrance facing SW Barbur Boulevard Transit Street to SW Hooker Street.

Because the proposal is for new construction in a Historic District Historic Review is required.

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:

- Lair Hill Conservation District Design Guidelines
- 33.846.070 Modifications Considered Through Historic Resource Review

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 January 18, 2017 and determined to be complete on July 17, 2017.

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. 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.

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. The Hearings Officer does not accept comments via e-mail. 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. Landmarks Commission will make a decision about this proposal at the hearing or will grant a continuance.

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 Landmarks 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 Landmarks 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 Landmarks 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 decision of the Landmarks Commission to the City Council. If appealed, City Council will hold an evidentiary hearing. New evidence can be submitted to the City Council in the event of an appeal of an evidentiary hearing

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

Failure to raise an issue in person or in writing by the close of the record at or following the final evidentiary hearing on this case may preclude an appeal to LUBA on that issue. Also, if you do not provide enough detailed information to the Landmarks Commission, they may not be able to

respond to the issue you are trying to raise. In such a situation an appeal to LUBA based on that issue may not be allowed.

HEARING CANCELLATION

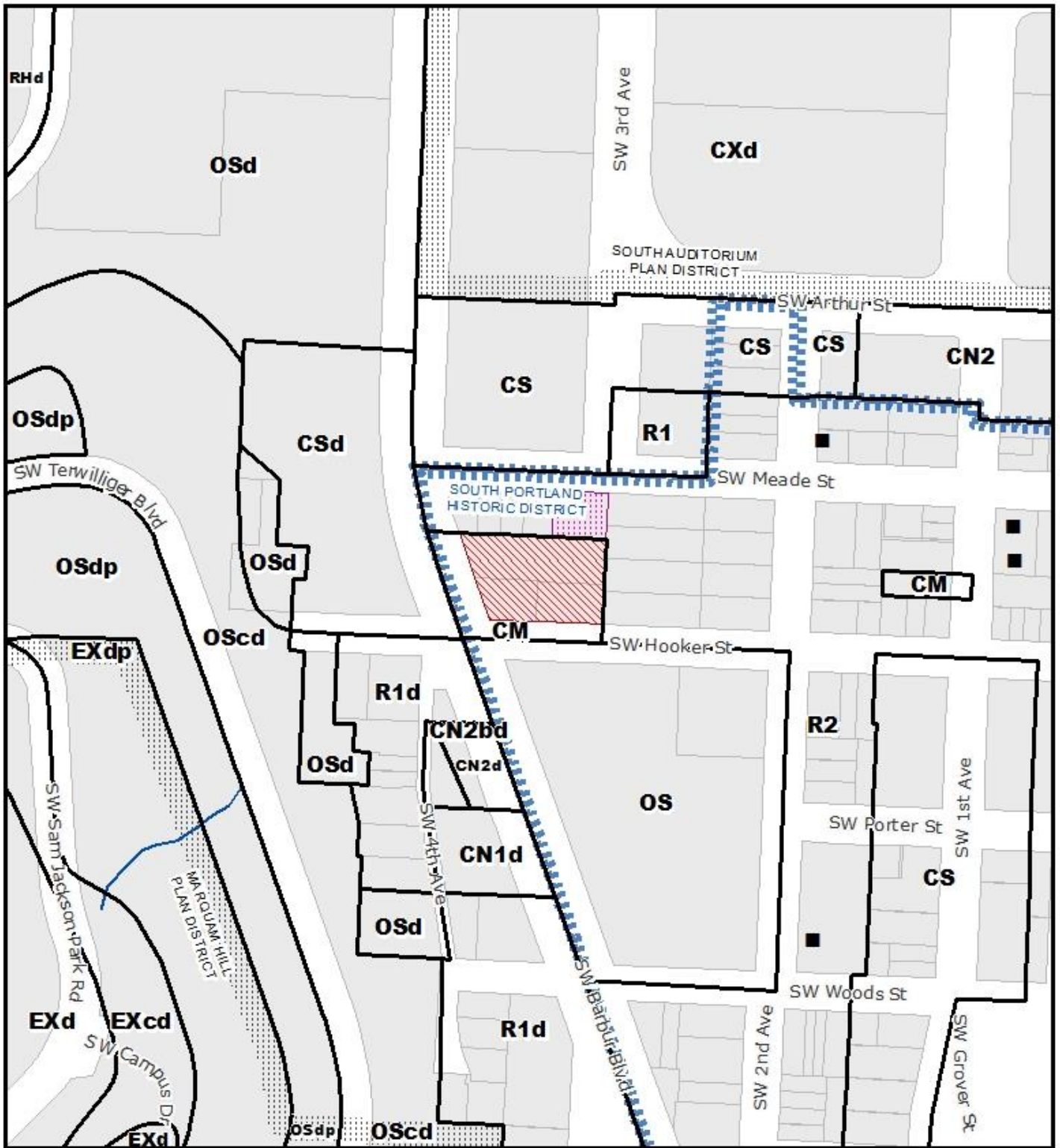
This public hearing will be cancelled if Portland Public Schools close due to inclement weather or other similar emergency. Check local television and radio reports for school closures. The hearing will be rescheduled for the earliest possible date. A renotification notice will not be sent. Please call 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) 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
Elevations
Rendering



ZONING



THIS SITE LIES WITHIN THE:
SOUTH PORTLAND HISTORIC DISTRICT

-  Site
-  Also Owned Parcels
-  Stream
-  Historic Landmark

File No.	LU 17-107021 HRM
1/4 Section	3329
Scale	1 inch = 200 feet
State ID	1S1E10BB 8000
Exhibit	B Sep 20, 2017



GROUND FLOOR PLAN
 ARCHITECTURAL DRAWINGS

LU 17-107021 HR / BARBUR & HOOKER APARTMENTS
 HISTORIC RESOURCE REVIEW

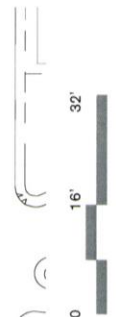




SEE ORIEL ENLARGED
ELEVATION, C.36

SEE BAY ENLARGED
ELEVATION, C.28

SEE BAY ENLARGED
ELEVATION, C.29



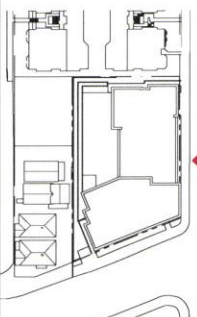
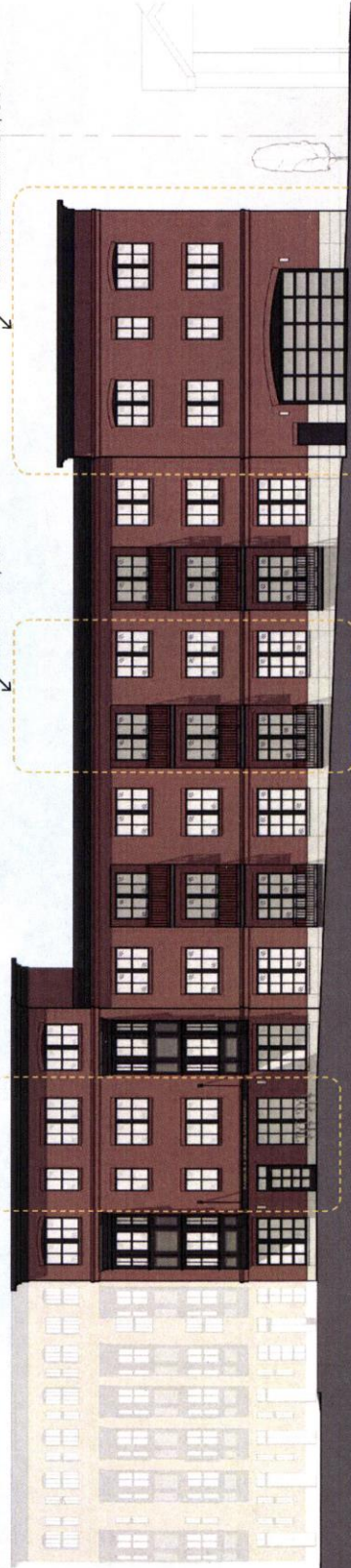
WEST ELEVATION AT SW BARBUR BLVD
ARCHITECTURAL DRAWINGS

SEE MAIN ENTRY
ELEVATION, C.35

SEE BAY ENLARGED
ELEVATION, C.29

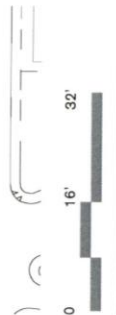
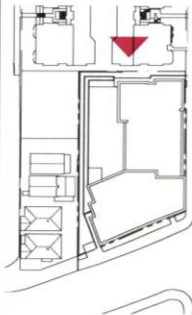
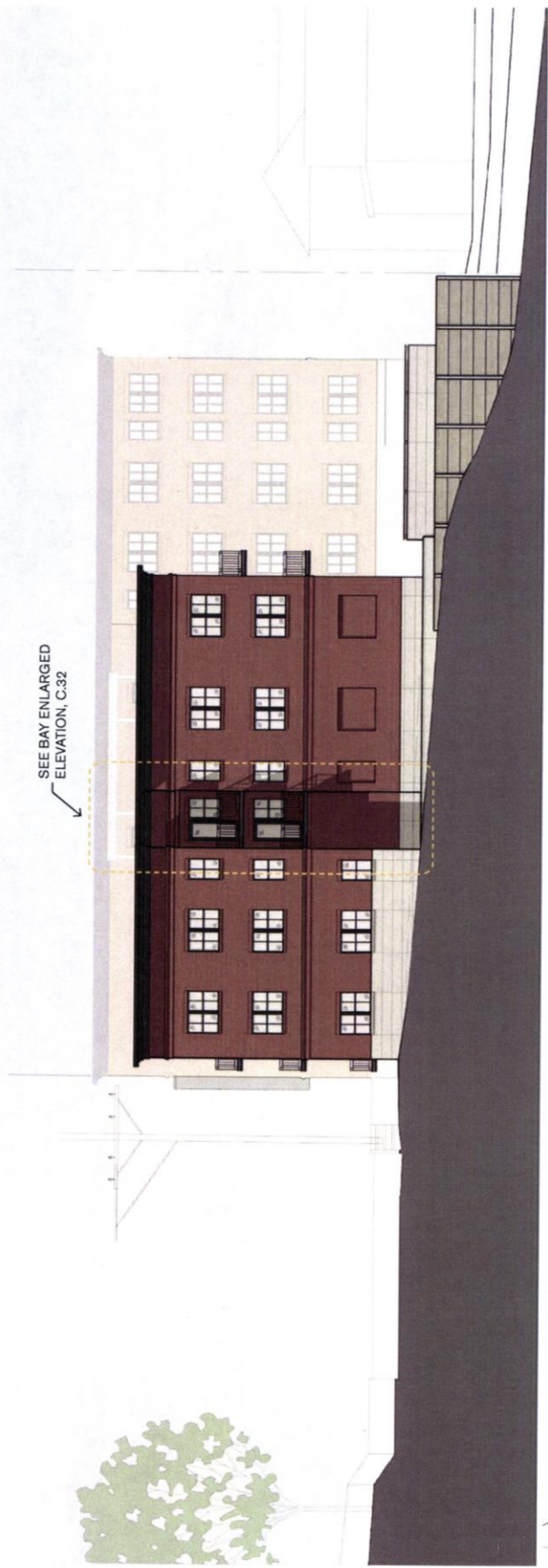
SEE BAY ENLARGED
ELEVATION, C.30

SEE GARAGE ENTRY
ENLARGED ELEVATION, C.31



SOUTH ELEVATION AT SW HOOKER STREET
ARCHITECTURAL DRAWINGS

SEE BAY ENLARGED
ELEVATION, C.32



EAST ELEVATION (PRIMARY)
ARCHITECTURAL DRAWINGS

LU 17-107021 HR / BARBUR & HOOKER APARTMENTS
HISTORIC RESOURCE REVIEW C-17



SEE BAY ENLARGED
ELEVATION, C.33, C.34

SEE WINDOW TRIM
ENLARGED ELEVATION, C.36

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NORTH ELEVATION
ARCHITECTURAL DRAWINGS

LU 17-107021 HR / BARBUR & HOOKER APARTMENTS
HISTORIC RESOURCE REVIEW



STACK
architecture

BARBUR & HOOKER APARTMENTS / LU 17-107021 HR
DIAMONTIS INVESTMENTS
HISTORIC RESOURCE REVIEW / JULY 21, 2017