



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

Chloe Eudaly, Commissioner  
Rebecca Esau, Director  
Phone: (503) 823-7300  
Fax: (503) 823-5630  
TTY: (503) 823-6868  
[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

## MEMORANDUM

**Date:** July 11, 2018  
**To:** Portland Design Commission  
**From:** Grace Jeffreys, Design Review  
503-823-7840 | [grace.jeffreys@portlandoregon.gov](mailto:grace.jeffreys@portlandoregon.gov)  
**Re:** August 2, 2018 - Type II Decision Appeal  
LU 16-286190 DZM – Williams & Cook, The “Tropicana” (33 N Fargo)

**Background:** Please find enclosed materials for the August 2, 2018 Design Review Appeal Hearing of a Type II staff decision of denial. This is the third hearing for this case before the Design Commission.

**Revised Tentative Findings.** The Findings have been revised to reflect that the applicant is intending to work with RACC to install public art on the blank wall facing N. Cook instead of requesting a Modification to the Ground Floor Window standard.

The Tentative Findings of Approval include:

- Approval of the appeal for a Design Review, with conditions, for a new 6-story mixed-use building located in the Albina Community Plan District, and, therefore, overturn the original staff decision of denial.
- Approval of the following Modification requests:
  - Size of Bicycle Parking Spaces (33.266.220.C.3.b): To allow a reduced spacing of 1’-5” rather than the 2’ spacing required for 54 of the long-term spaces, which are in the bike room.
- Approvals per following additional condition:
  - Prior to the issuance of Certificate of Occupancy, the applicant must demonstrate through the required covenants how 33.130.230, Ground Floor Windows - Exceptions for Public Art, is achieved for the N Cook elevation in accordance with the Portland Zoning Code.

**Proposal.** The proposal is a 6-story mixed-use building at the SW corner of N Williams Avenue and N Cook Street, with ground level retail (approximately 2,740 SF), 98 bike parking spaces (located in a dedicated bike room and in units), one Type B loading space, partially below-grade structured parking with 19 spaces, and 73 residential units with a raised internal courtyard above.

**Procedural Information.** The application for this land use review was submitted on December 14, 2016, and was determined to be complete on June 12, 2017. The applicant requested that the 120-day review period be extended a total of 245 days, the maximum allowed. In this case, the applicant requested that the 120-day review period be extended a total of 245 days (Exhibits A7, A10 and A13). A Waiver of the 120-day review period was received and accepted by BDS on June 6, 2018 to allow the Design Commission sufficient time to review new information submitted on June 6, 2018 (Exhibit H.34). A second Waiver of the 120-day review period was received and accepted by BDS on June 22, 2018 to allow a further return hearing (Exhibit H.44). Unless further extended by the applicant, the 120 days will expire on: **August 30, 2018.**

Please contact me with any questions or concerns.

Attachments:

- Appealed Administrative Type II Tentative Final Findings;
- Applicant's proposed revised N Cook Elevation drawing (Ex



1ST FLOOR  
5'-0"  
1/7" = 0" = 1'

DARK HIGH DENSITY CEMENT BOARD  
LIGHT HIGH DENSITY CEMENT BOARD  
METAL FLASHING OVER SOFFIT TO MATCH DARK COLOR HDCB  
LIGHT YELLOW BOK JULIET BALCONY (TYPE A)  
BOARD FORMED CONCRETE  
STEEL TUBING POWDER COATED CANOPY  
15'-0"  
8'-0"

METAL LINEAR PLANK  
CLEAR & FROSTED ALTERNATING GLAZING  
LIGHT HIGH DENSITY CEMENT BOARD CLADDED COLUMNS  
LIGHT YELLOW BOK JULIET BALCONY (TYPE B)  
LIGHT YELLOW METAL FLASHING  
HEIGHT OF ADJACENT BUILDING  
LIGHT HIGH DENSITY CEMENT BOARD  
DARK HIGH DENSITY CEMENT BOARD  
VINYL WINDOWS  
VINYL WINDOWS AND DOORS  
LIGHT YELLOW BOK JULIET BALCONY (TYPE B)  
SMOOTH FINISHED CONCRETE

PROT COMPLIANT GARAGE DOOR 20 FT MIN.

EDUCATIONAL PANELS, ENGRAVED STORY OF THE SITE AND NEIGHBORHOOD

ARTWORK COVERING THE HISTORY OF THE NEIGHBORHOOD & SITE

LI LIGHT FIXTURE

LI LIGHT FIXTURE

FIXED STOREFRONT WINDOWS

BI-FOLDING STOREFRONT

FIXED STOREFRONT WINDOWS

**N. COOK ST. ELEVATION**  
1705 5.31.2018  
**EX.11**

**WILLIAMS & COOK APARTMENTS**  
PARKER  
williamwilsonarchitectspc

PAGE C18