



City of Portland Design Commission

Design Advice Request

SUMMARY MEMO

Date: September 11, 2023
To: Kurtz Schultz | SERA Design and Architecture
From: Tanya Paglia, Design & Historic Review Team
503-865-6518 | Tanya.Paglia@portandoregon.gov
Re: EA 23-050424 DA – Con-way Block 292 East
Design Advice Request Commission Summary Memo – August 17, 2023 Meeting

Thank you for taking advantage of the opportunity to hold a Design Advice Request regarding your project. I hope you find it informative and valuable as you continue with your project development. Following, is a summary of the comments provided by the Design Commission at the August 17, 2023 Design Advice Request. This summary was generated from notes taken at the public meeting and a subsequent review of the public meeting recordings. To review those recordings, please visit: <https://efiles.portlandoregon.gov/Record/16233969/>.

These Design Commission comments are intended to guide you in further design exploration of your project. These comments may also inform City staff when giving guidance over the course of future related land use reviews. It should be understood that these comments address the project as presented on 8/17/2023. As the project design evolves, the comments, too, may evolve or may no longer be pertinent.

Design Advice Requests are not intended to substitute for other Code-required land use or legislative procedures. Please keep in mind that the formal Type III land use review process [which includes a land use review application, public notification and a Final Decision] must be followed once the Design Advice Request meetings are complete, if formal approval for specific elements of your project is desired.

Please continue to coordinate with me as you prepare your Type III Land Use Review Application.

Encl:
Summary Memo

Cc: Design Commission
Respondents

Executive Summary.

- Overall, a good project that is moving in the right direction.
- The landscape plan is well developed with a meandering pedestrian accessway and signature tree concept.
- The majority of commissioners present could potentially support the large height Modification depending on the evolution of the design, with focus on significantly giving back to the public realm and dialing in the architecture.
- More specifically, the penthouse is extremely complex while the base is extremely stoic – potentially too much contrast between the two extremes. Simplification of penthouse and/or added detail to the base could create balance.
- The notched area on the Raleigh frontage needs a clearly different glazing system to set it apart and break the façade to create the pavilion experience and accentuate the main entrance.
- Successful ground floor residential units generally need layering of three elements: being set back, being screened (usually with landscaping), and having a raised stoop.
 - The three ground floor units on NW Raleigh Street need to be further developed.
- Color studies for the base building as well as the penthouse levels are needed to better understand if more contrast would be preferable and/or other color palettes would work better.
- All commissioners lauded the transformer room changes presented at the DAR with a recessed transformer room, accessed by wide vestibule with storefront frontage also providing access to vault room, trash room and bike room.

Commissioners Present. Commissioner Bue, Chair McCarter, Commissioner Molinar, Commissioner Rodriguez, Commissioner Santner, and Commissioner Swank. (*Absent: Co-Chair Robinson*)

Summary of Comments. Following is a general summary of Commission comments by design tenet.

CONTEXT

- **Modification to Building Height and Penthouse Roof Form.**
 - Majority of commissioners present could potentially support the large height Modification depending on the evolution of the design. All potential supporters concurred that the building would need to significantly give back more to the public realm in order to justify the additional height with particular attention to the public realm at the ground floor. Potential ground floor improvements include:
 - More active use at the ground floor frontages.
 - Art and water features.
 - Better layering of the ground floor units with stoops, landscape setback, screening and/ or convertible ground floor space.

- Support for the Modification would also be boosted by further development of the townhouse design – maintain deep setbacks as shown and simplify the design. Potentially reduce the overall height [roof slope].
 - For some, the added skyline variety in the district was an extremely compelling reason for the Modification. The monotony of the 6-story datum line across the district was noted. The gables would add architectural variety, and their forms would break up the height and massing of the building.
 - Several commissioners noted that while it added interest, the design of the penthouse still needed some work. The proportions were noted as strange in the wider gabled forms causing a visual foreshortening the building.
 - Concerns were expressed that the penthouse was extremely complex while the base was extremely stoic. Commission recommended that studies should be done, included as a part of the initial Land Use submittal, to see if the penthouse and base could be brought into better balance with a simplified design and/or detail added to the building base. Color studies were also requested to understand if more color contrast would work better.
- **Prominent Front Entrance.**
 - The applicant's presentation noted that the SW volume of the building where the lobby is located is supposed to present as a pavilion. This does not come across in the drawings. The notched area needs a clearly different glazing system to set it apart and break the façade to create the pavilion experience and accentuate the main entrance.
 - The entrance needs more design development to announce that it's there.
 - A work of art in the entry notch would help call attention to the entrance.

PUBLIC REALM

- **Utility Transformer Placement and North Elevation Ground Floor Opacity.**
 - All commissioners lauded the transformer room changes presented at the DAR with recessed transformer room, accessed by wide vestibule with storefront as access to vault room, trash room and bike room.
 - PGE confirmation needed before the Type III submittal or at the very beginning of the review.
 - While revised north frontage solved the majority of the opacity issues, at least one commissioner would still like to see more activation along NW Savier Street.
- **Activating Ground Floor Street Frontages.**
 - The large amount of ground floor residential units could work, but each one needs to work along its given frontage. To be successful, generally they need layering of three elements: being set back, being screened (usually with landscaping), and having a raised stoop.

- The units with stoops, as currently designed, are too closed off and need to be opened up more. This was also expressed in the Neighborhood Association's (NWDA) public comments.
- The units with stoops are also too spartan and landscaping in front of the stoops should be explored.
- The ground floor units should not be set right against the property line along NW 20th Ave because the approximate one and a half feet that a building is typically set back from a street property line provides space for softening with landscape that is greatly needed.
- The three ground floor units on NW Raleigh Street need to be rethought. They need to be designed to be convertible if future commercial use becomes in demand. Some commissioners found them to be inappropriate to the frontage and suggested relocating amenities to this area, while other noted that the units need to develop a stoop system, and softness should be added in the front via landscaping.
- The pedestrian accessway, courtyard, and courtyard units are very successful. The landscaping design is appreciated including the meandering of the pedestrian accessway creating a design that is not all right angles, as well as the signature tree concept. These are a nice addition to public realm.
- **Balconies.**
 - Some commissioners called for more balconies to add character and break down the building's scale – especially for a building that is a full block with extremely monolithic massing. Others noted more balconies would be a nice addition but did not consider them a must-have.
 - The recessed balcony design already present is preferred and any additional balconies should not be tacked on, they should also be recessed.

QUALITY & PERMANENCE

- **Materials and Color Composition.**
 - Multiple commissioners expressed an interest to see material sample boards in person for the Type III review.
 - Some commissioners appreciated the uniformly colored brick around all sides as a nod to industrial buildings in the Slabtown area, while others had concerns that it was too monolithic.
 - Adding detailing and embellishment to the brick could help with the monolithic sensibility.
 - Having different materials above the roof line for the gabled additions works.
 - Overly consistent color was a concern. Color studies are needed to better understand if more color and textural contrast would help and/or if other color palettes would work better. Color studies should include more differentiation in color between the top and bottom of the building and alternatively, introducing color variation within the building's base.

- Some commissioners noted the warmth of the various wood-look products was a positive in the penthouse area of the building. However, others were concerned that the red brick and reddish wood-look materials might be too much of the same palette.
- Penthouse Materials: There was not a consensus about the viability of the knotwood product as an option – more information will need to be provided. Corten steel could potentially work.

Exhibit List

- A. Applicant's Submittals
 1. Original plan set – NOT APPROVED/reference only, 6/2/2023
 2. Revised plan set – NOT APPROVED/reference only, 7/6/2023
 3. Revised plan set – NOT APPROVED/reference only, 8/3/2023
- B. Zoning Map
- C. Drawings
 1. Cover Sheet
 2. Index
 3. Context Map
 4. Slabtown Aerial
 5. Con-way Context
 6. Saltwood and Freewell
 7. Open Space Diagram
 8. Master Plan Open Space
 9. Master Plan Height
 10. Warehouse with Penthouses
 11. Gables with Dormers
 12. Landscape Level 1
 13. Landscape Level 6
 14. Floor Plan Level P1
 15. Floor Plan - Level 1
 16. Floor Plan Level 2-5
 17. Floor Plan Level 6
 18. Floor Plan Level 7
 19. South Elevation
 20. East Elevation
 21. North Elevation
 22. West Elevation
 23. Section
 24. Context Elevations
 25. View from SE
 26. View from SW
 27. View from NW 20th Ave
 28. Exterior Materials

D. Notification

1. Mailing lists (including rescheduled dates: August 3, 2023, August 10, 2023, August 17, 2023)
2. Mailed notice (including rescheduled dates: August 3, 2023, August 10, 2023, August 17, 2023)
3. Posting instructions sent to applicant
4. Posting notice as sent to applicant
5. Applicant's statement certifying posting

E. Service Bureau Comments

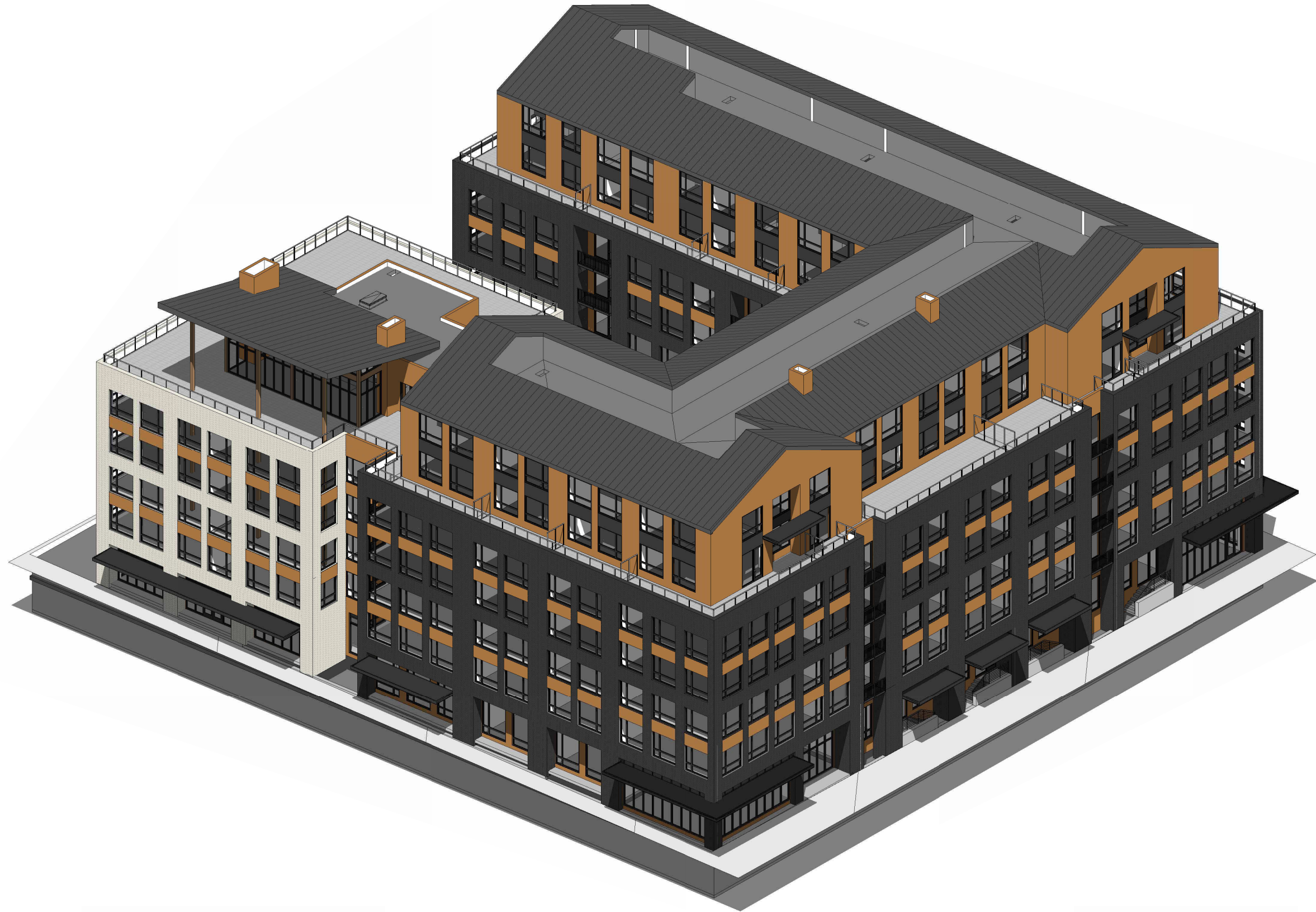
1. PBOT

F. Public Testimony

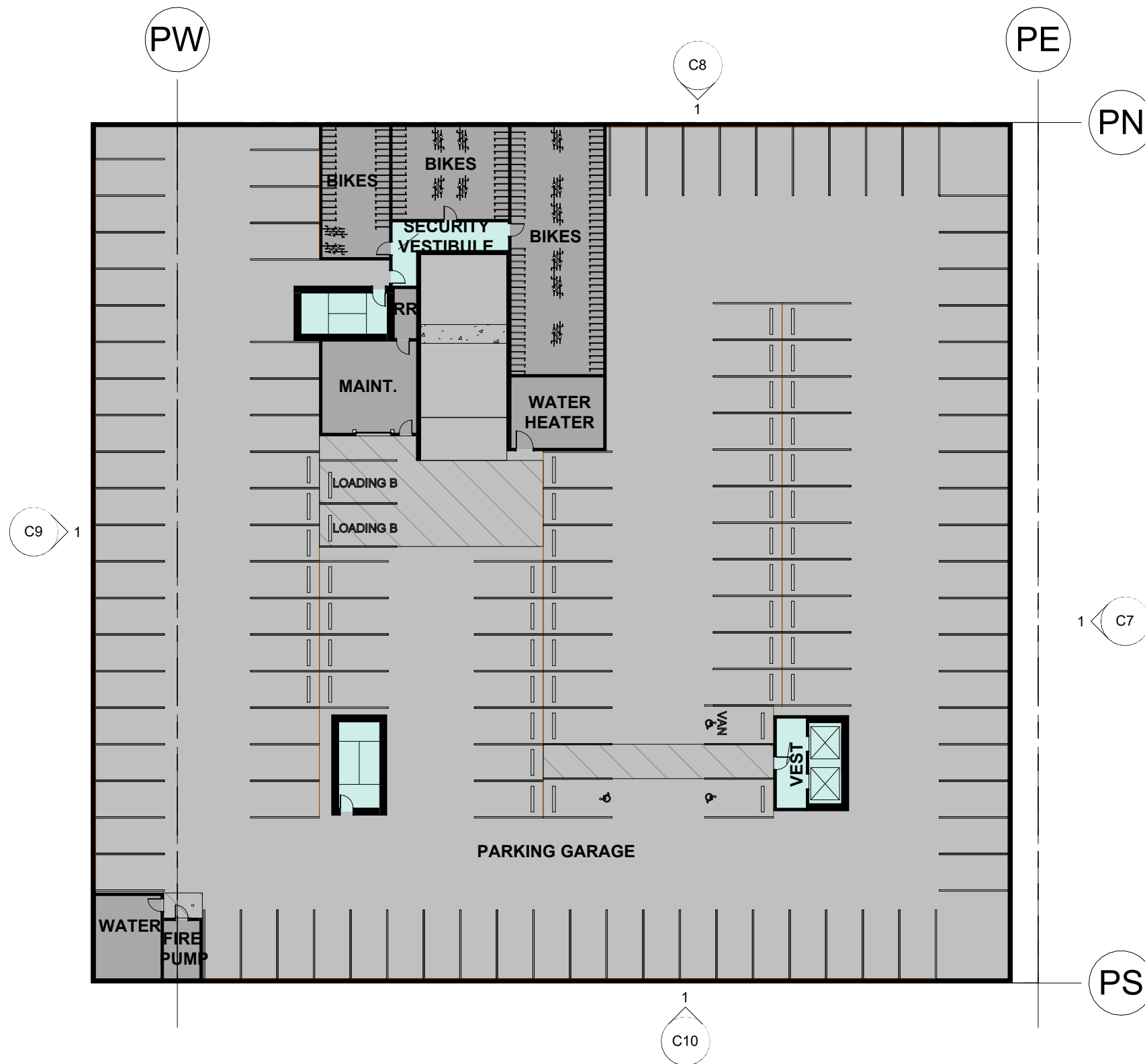
1. Steve Pinger, Member, Northwest District Association - Planning Committee, 7/27/2023

G. Other

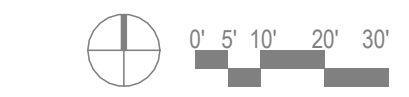
1. Application form
2. Pre-application Meeting Summary notes (EA 23-035771 PC), held 5/24/2023
3. Staff memo to Design Commission, dated 7/25/2023
4. Follow-up Staff memo to Design Commission, dated 8/15/2023
5. Attendee testifier sheet
6. Staff presentation, 8/17/2023















- BO TRUSS
140'-9"
- LEVEL 7
131'-6"
- LEVEL 6
121'-3"
- LEVEL 5
109'-3"
- LEVEL 4
99'-0"
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BLOCK 292 EAST PROJECT DATA

LEVEL	FLOOR	Parking	Lobby	Amenity	Common Area	Rentable Area	Total	FAR	Parking Stalls	Unit Count	Average unit size	Studio	Open 1BR	1BR	1BR Den	2BR	2BR Den	Townhouse 1	
P1 -	Basement	42,800					42,800		128										
1 -	Ground	1,186	4,624	3,005	5,677	15,543	30,035	30,035		18	864	1	1	8	2	3	1	0	
2	2nd Floor			250	4,585	27,320	32,155	32,155		30	911	2	1	13	3	5	6	0	
3 -	3rd Floor			250	4,404	27,502	32,156	32,156		30	917	2	1	13	3	5	6	0	
4 -	4th Floor			250	4,404	27,502	32,156	32,156		30	917	2	1	13	3	5	6	0	
5 -	5th Floor			250	4,404	27,502	32,156	32,156		30	917	2	1	13	3	5	6	0	
6 -	6th Floor			930	3,997	28,409	33,336	33,336		24	500	0	0	0	0	0	0	2	
7 -	7th Floor (added to L6)				204	0	204	204		0		0	0	0	0	0	0	0	
TOTAL SQUARE FEET		43,986	4,624	0	4,935	27,675	234,998	192,198	128	162	949	9	5	60	14	23	25	2	

rentable area
153,778

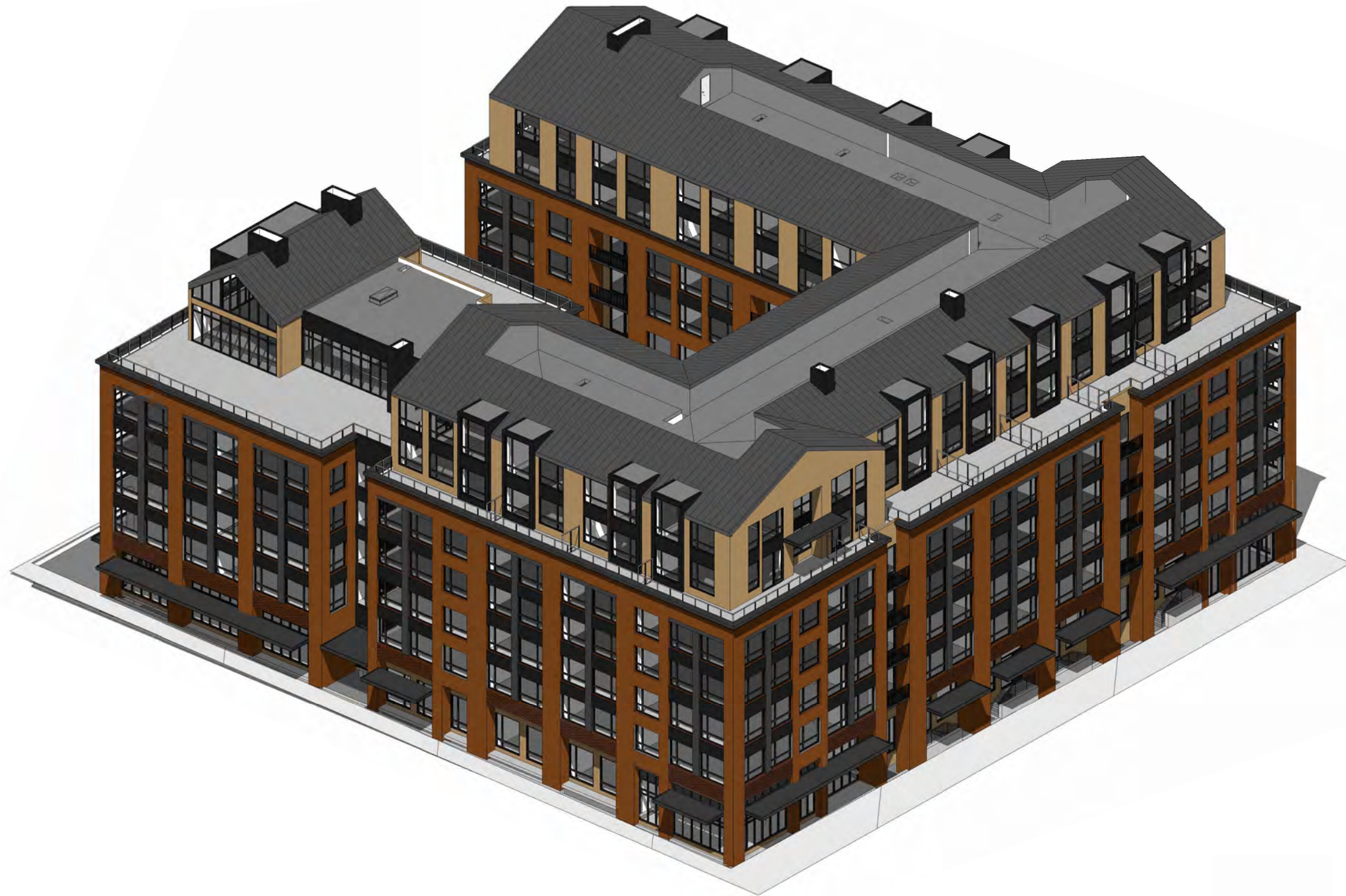
236,513
allowable

44,315
FAR balance

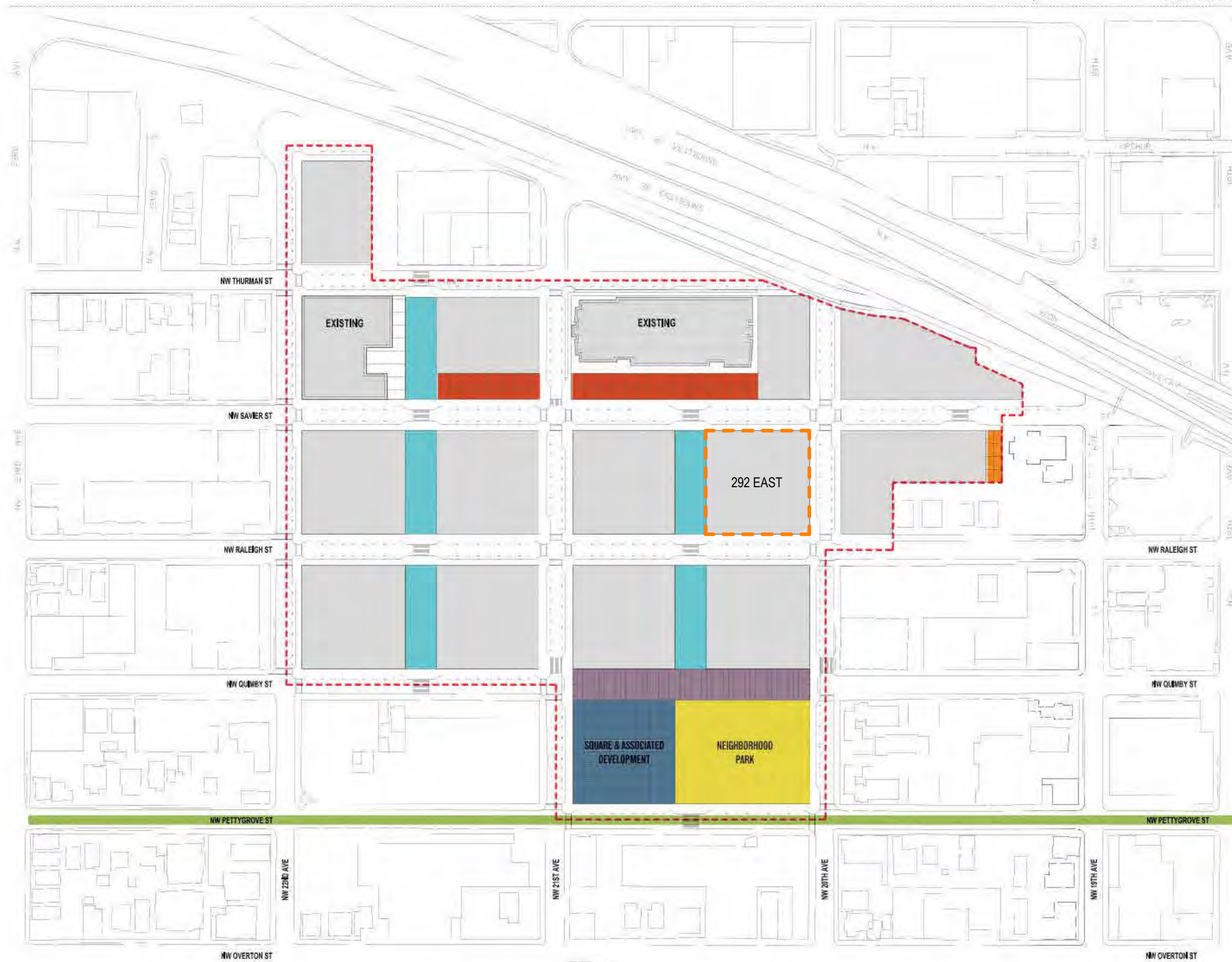
0.79 per unit

Unit Count	Count	Program	Mix	NSF
L/W	2	1,150	1%	2,300
TH3	9	1,360	6%	12,240
TH2	13	1,125	8%	14,625
TH1	2	620	1%	1,240
2BR Den	25	1,260	15%	31,500
2BR	23	1,070	14%	24,610
1BR Den	14	870	9%	12,180
1BR	60	775	37%	46,500

Consolidated Mix			
2BR +	47		29%
2BR	23		14%
1BR	78		48%
STUDIO	14		9%
	162		100%







Map 02-2 illustrates the locations for various proposed open areas. Refer to Section 5 Design Standards and Design Guidelines for a comprehensive description of the Vision and Guiding Principles related to the formation of these spaces.

A portion of Block 290 is labeled as neighborhood park.



MAP 02-2
OPEN SPACE PLAN





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C27	VIEW FROM NW 20TH AVE
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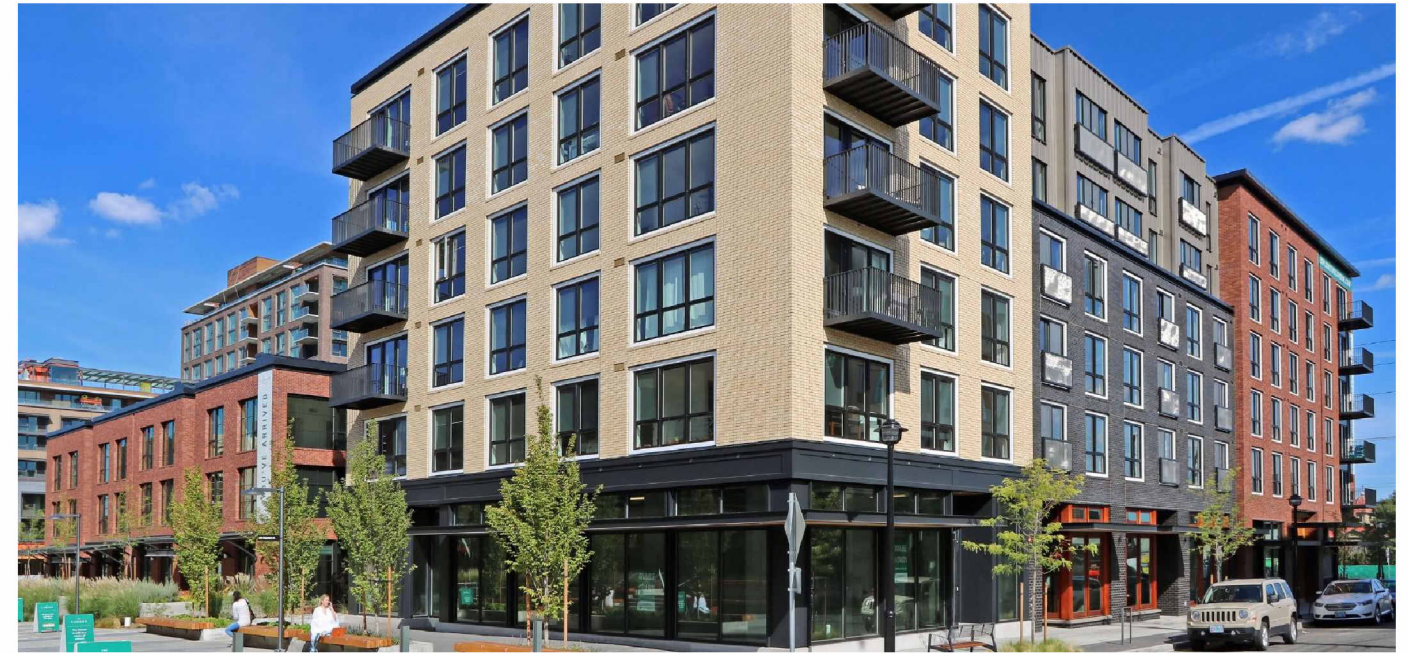




THE CARSON - BLOCK 294E



LL HAWKINS - BLOCK 296E



THE CARSON - BLOCK 295E



THE CARSON - BLOCK 294E



SALTWOOD - BLOCK 292 AND 291W



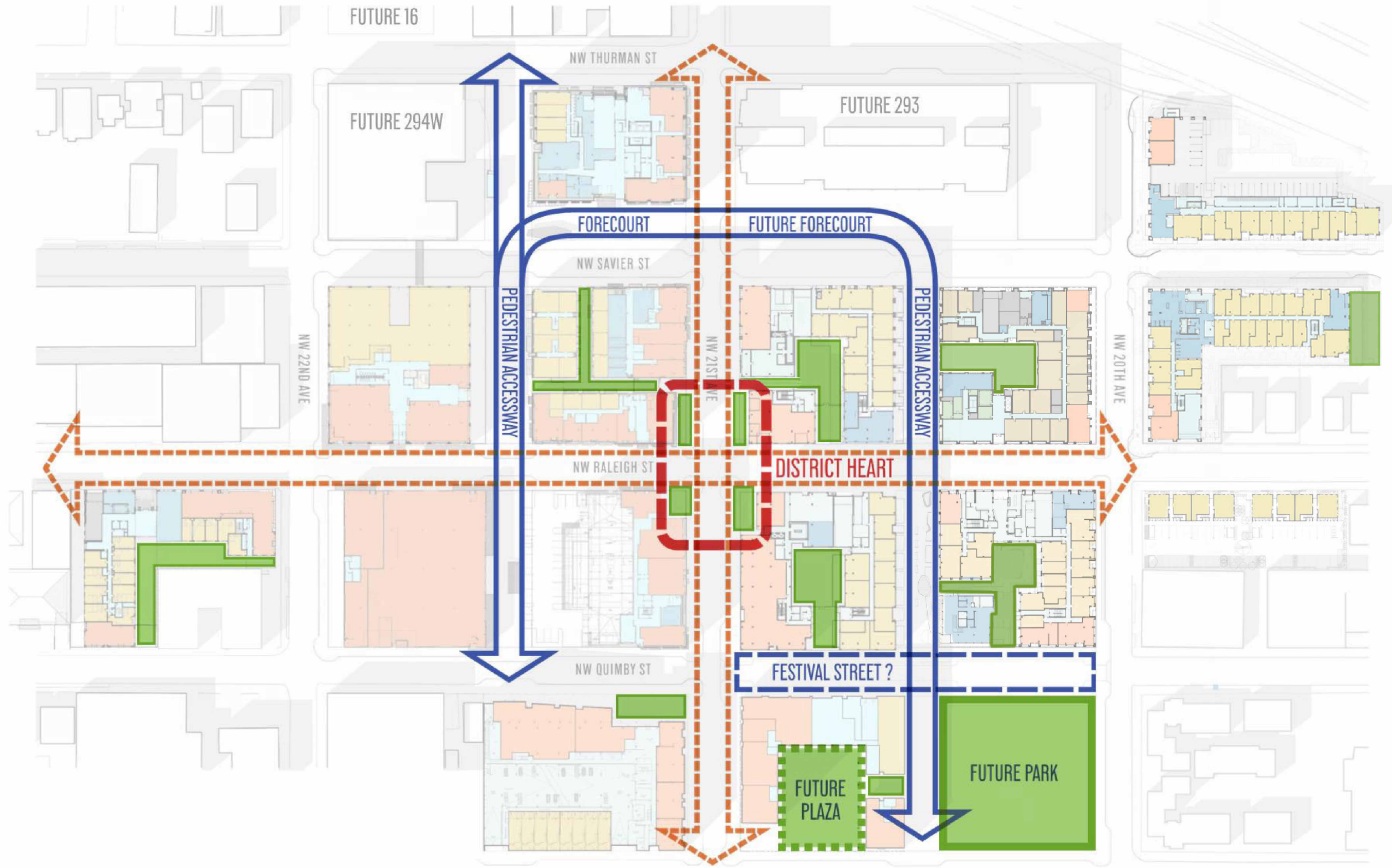
FREEWELL - BLOCK 291E

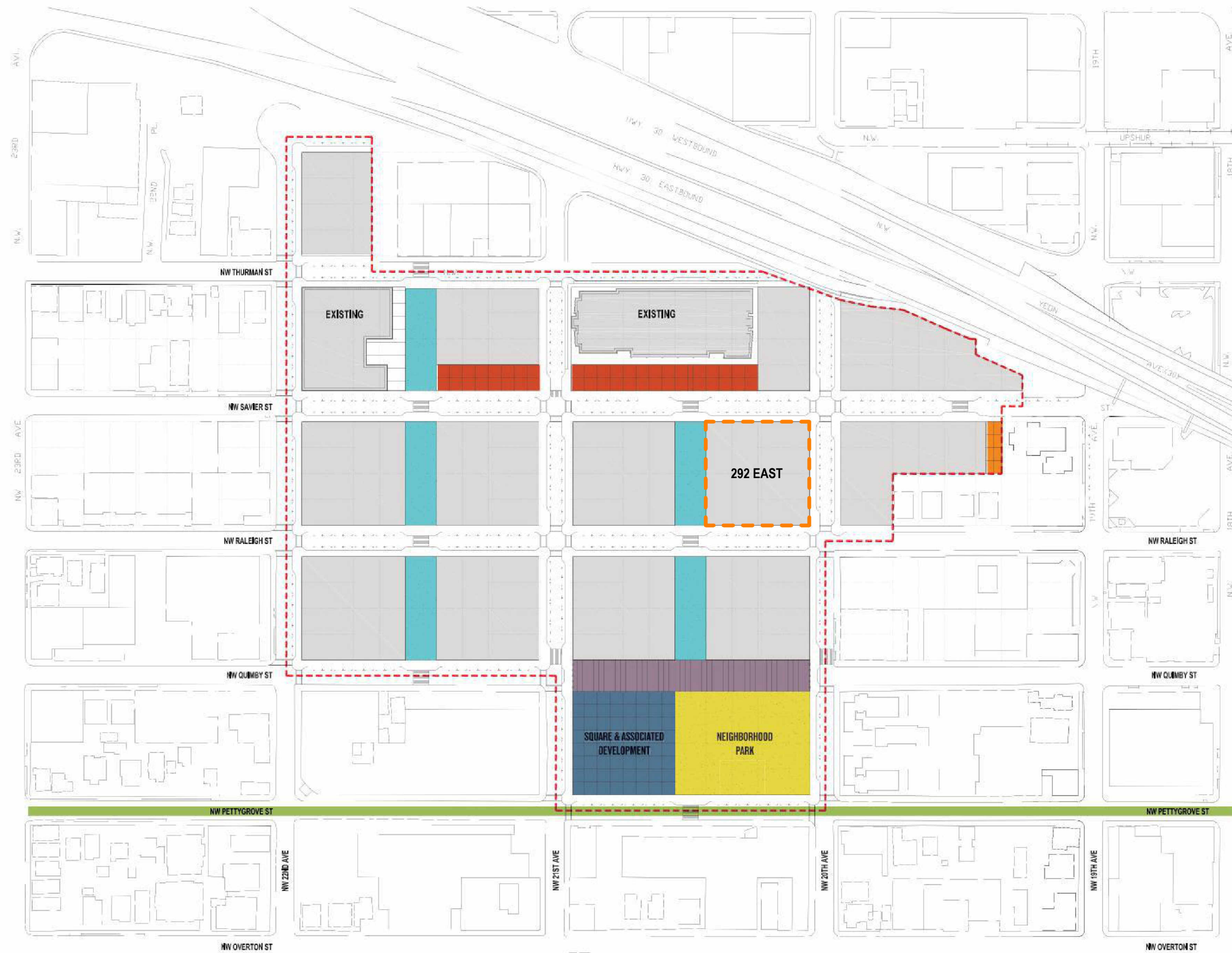


SALTWOOD - BLOCK 292 AND 291W



FREEWELL

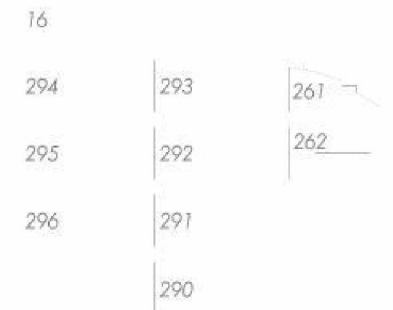




- POCKET PARK
- NEIGHBORHOOD PARK
- CITY DESIGNATED GREEN STREET
- PEDESTRIAN ACCESSWAY
- BUILDING FORECOURT
- SQUARE & ASSOCIATED DEVELOPMENT
- QUIMBY ST PARCEL

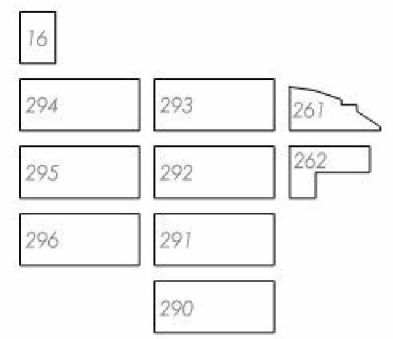
Map 02-2 illustrates the locations for various proposed open areas. Refer to Section 5 Design Standards and Design Guidelines for a comprehensive description of the Vision and Guiding Principles related to the formation of these spaces.

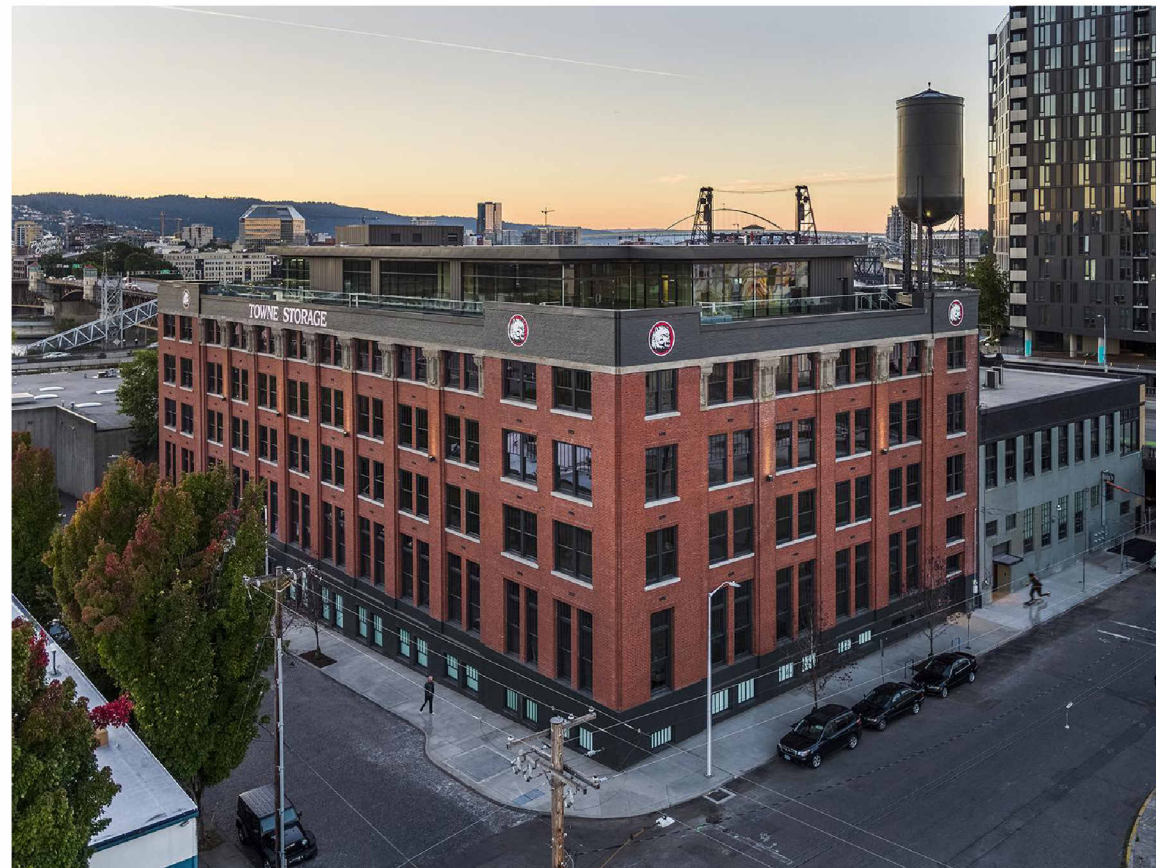
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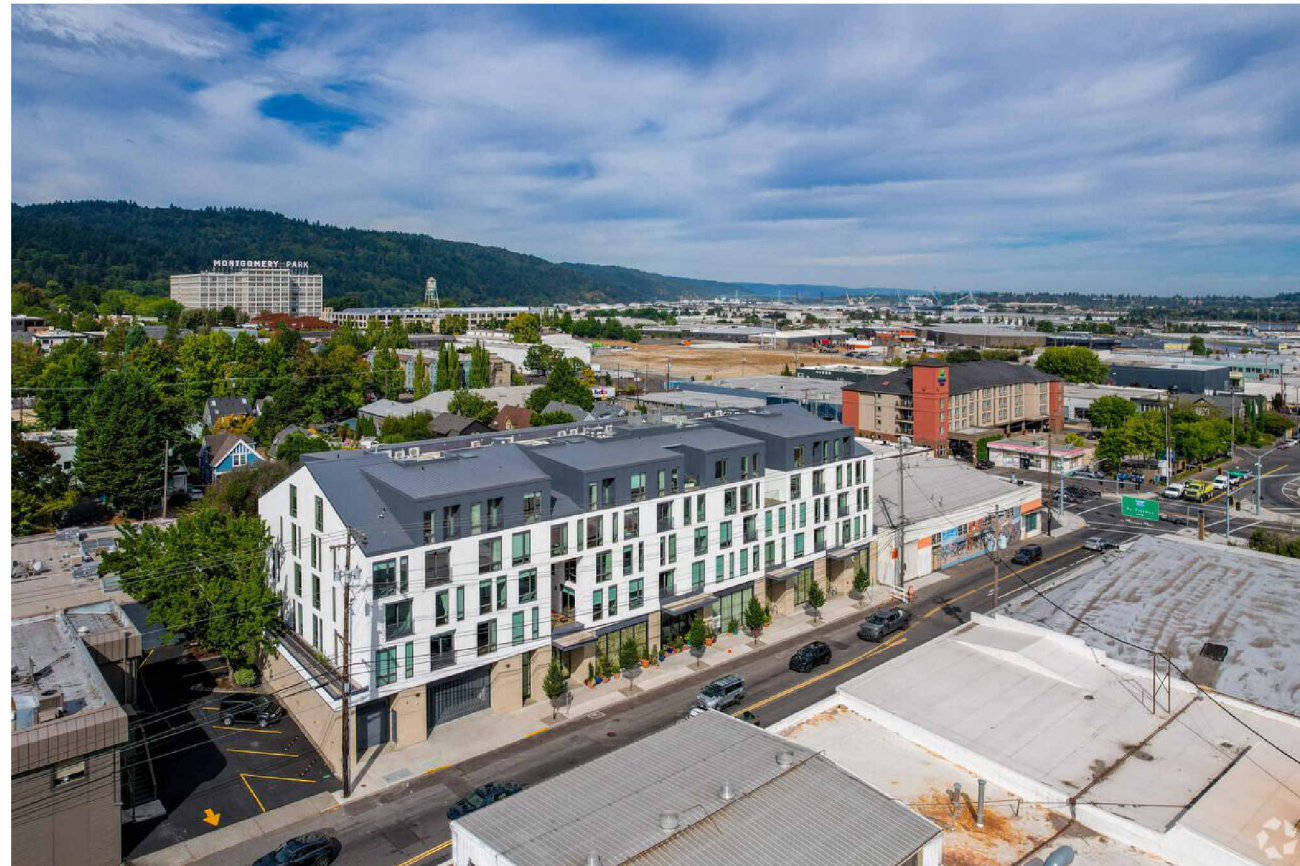


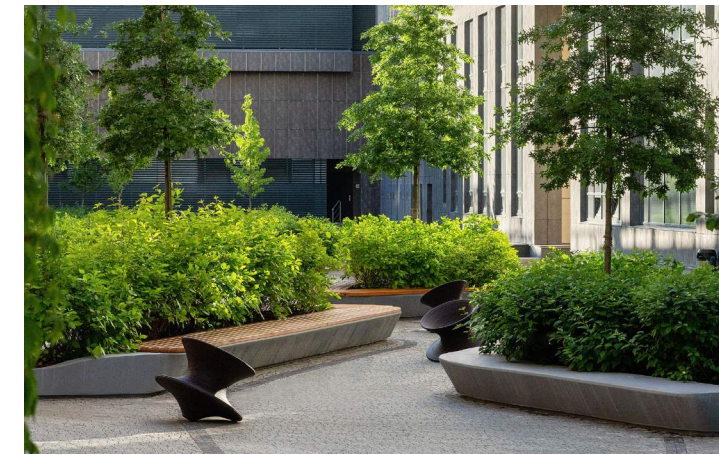
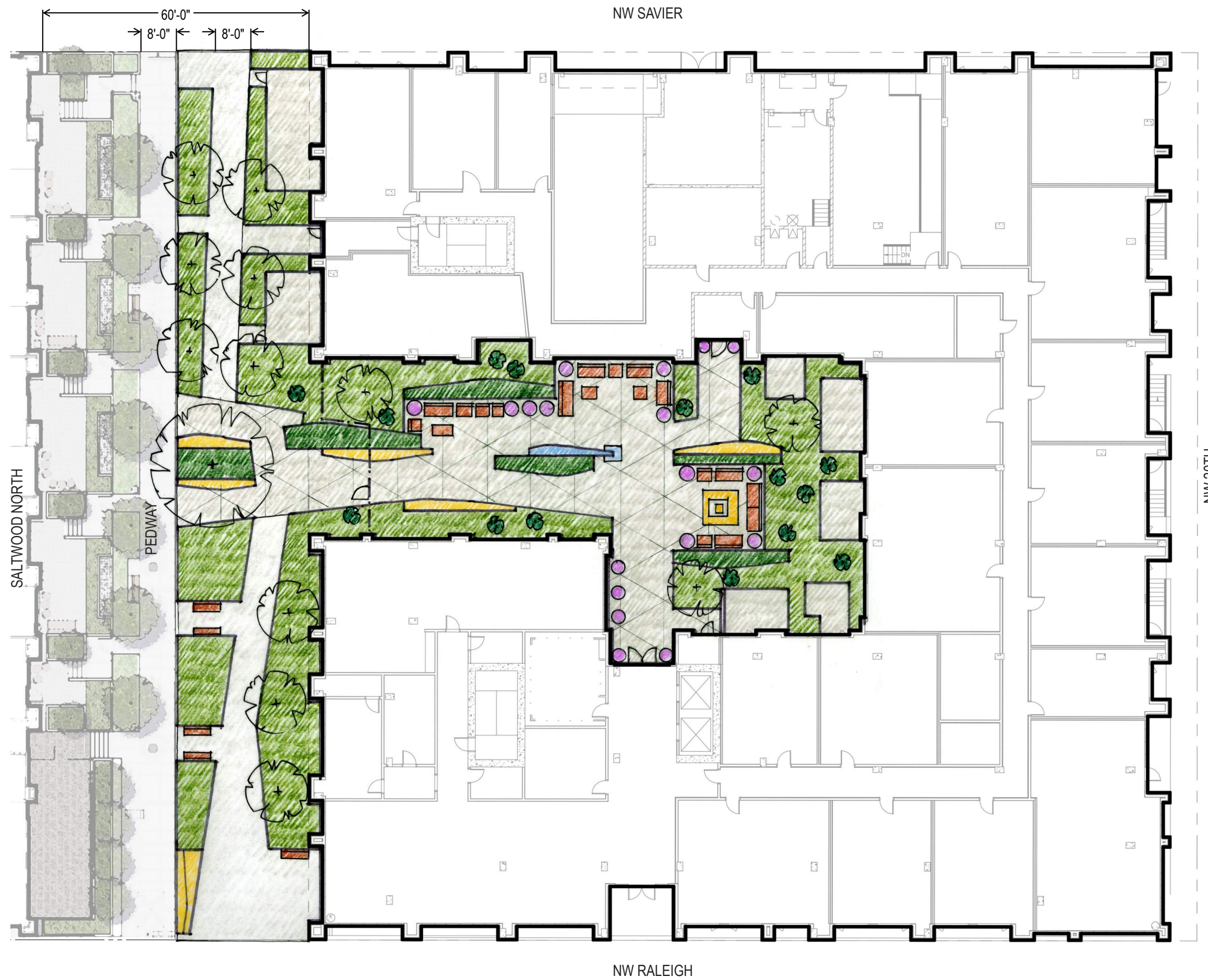
MAP 02-2
OPEN SPACE PLAN











BLOCK 292E
 SITE PLAN
 SCALE: 1" = 25'



BLOCK 292 EAST | EA 23-035771

AUGUST 03, 2023

lango.hansen

LANDSCAPE ARCHITECTS PC

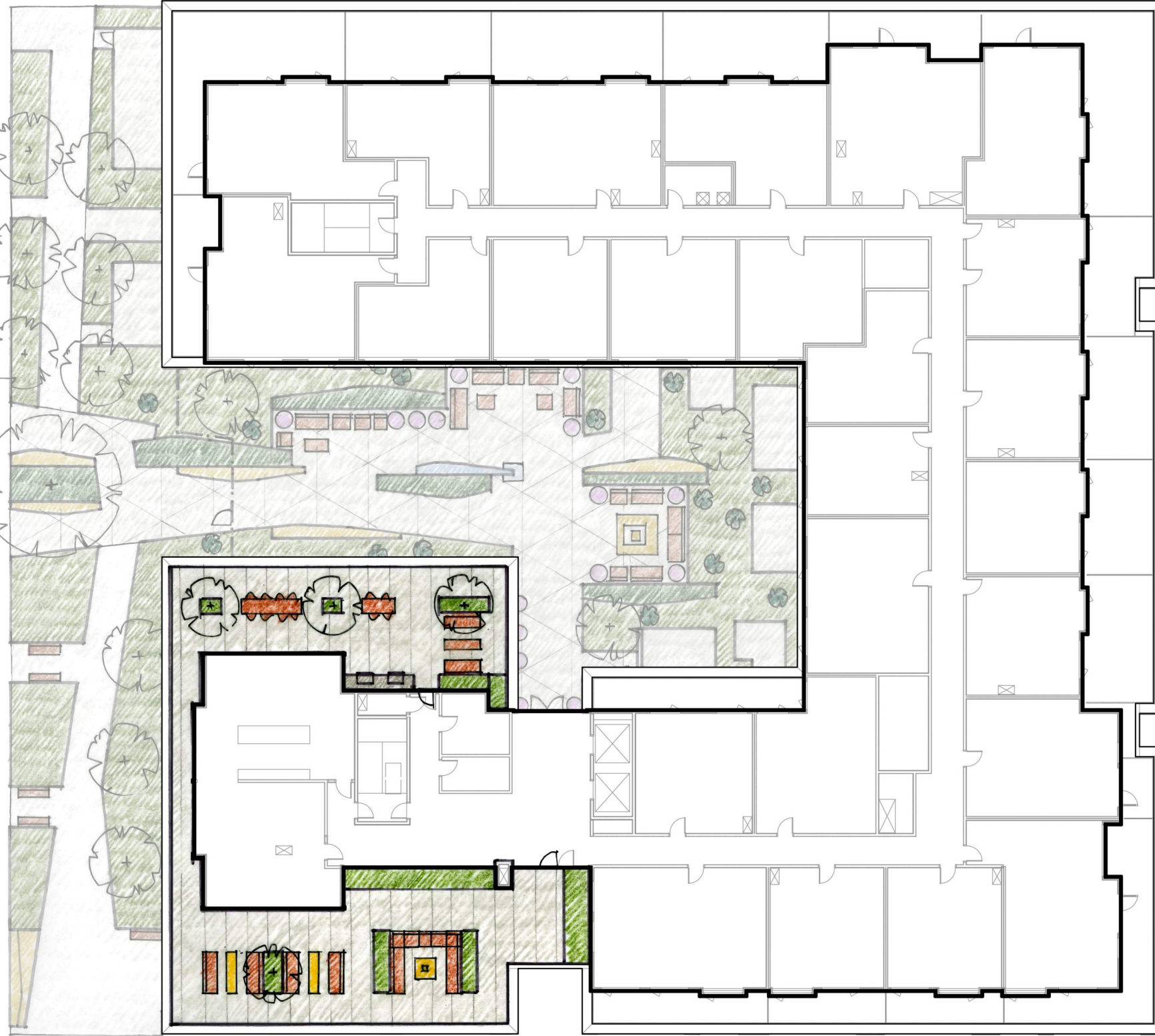
LANDSCAPE LEVEL 1 C12

EA 23-050424 DA A-3

NW SAVIER

SALTWOOD NORTH

PEDWAY



NW RALEIGH



NW 20TH



BLOCK 292E
 ROOF PLAN
 SCALE: 1" = 25'



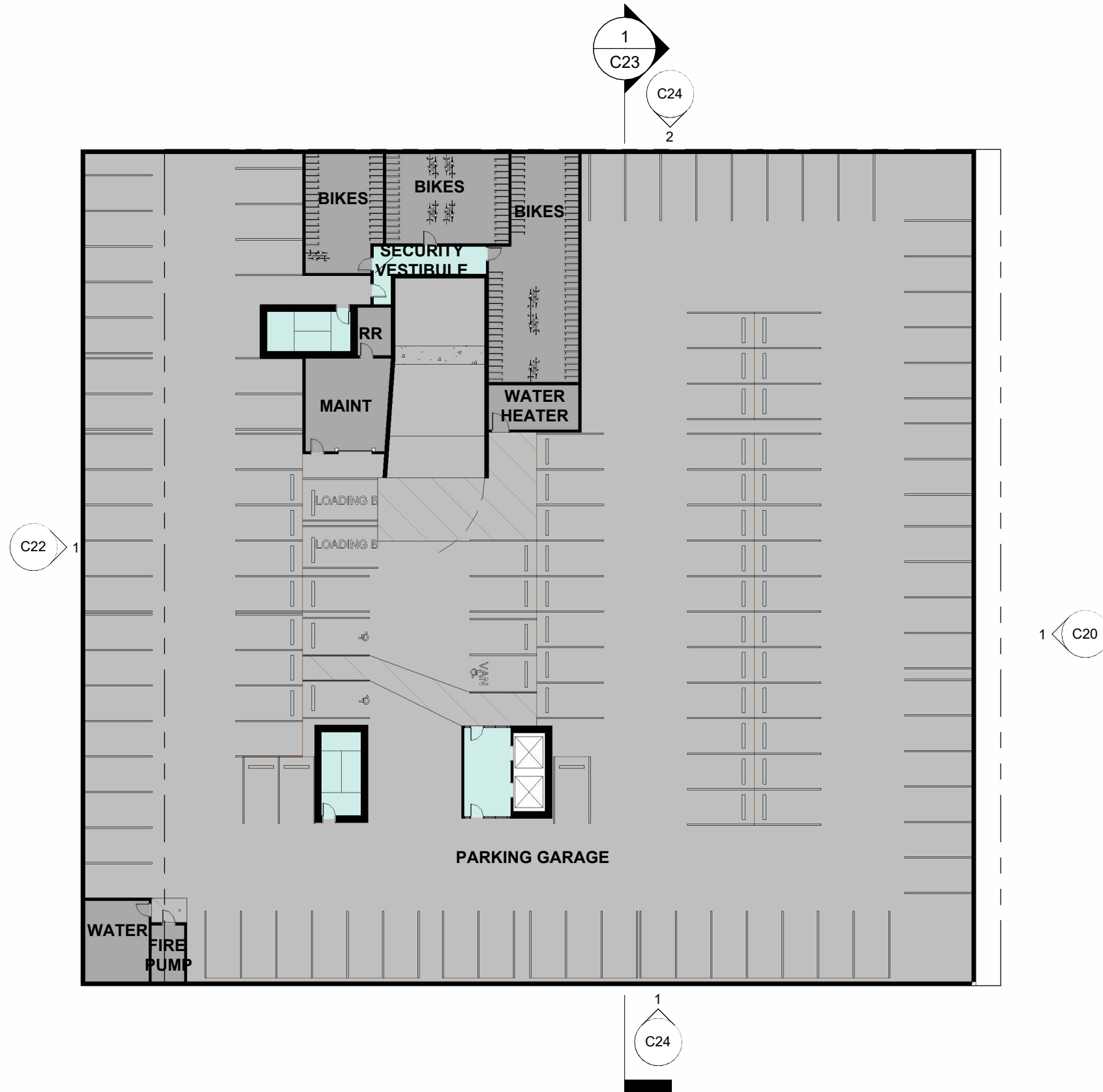
BLOCK 292 EAST | EA 23-035771

AUGUST 03, 2023

lango.hansen
 LANDSCAPE ARCHITECTS PC

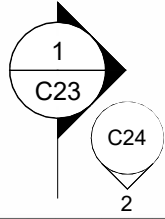
LANDSCAPE LEVEL 6 C13

EA 23-050424 DA A-3

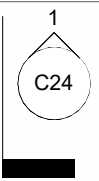
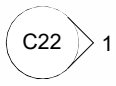




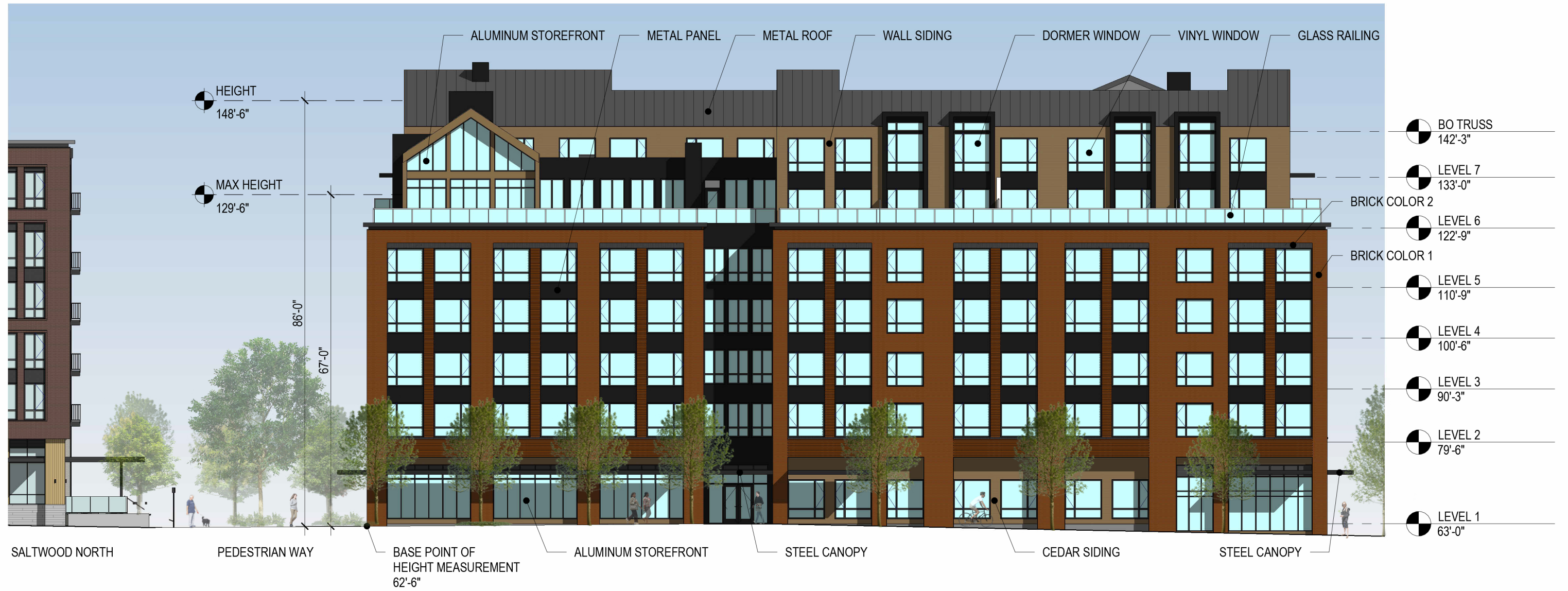


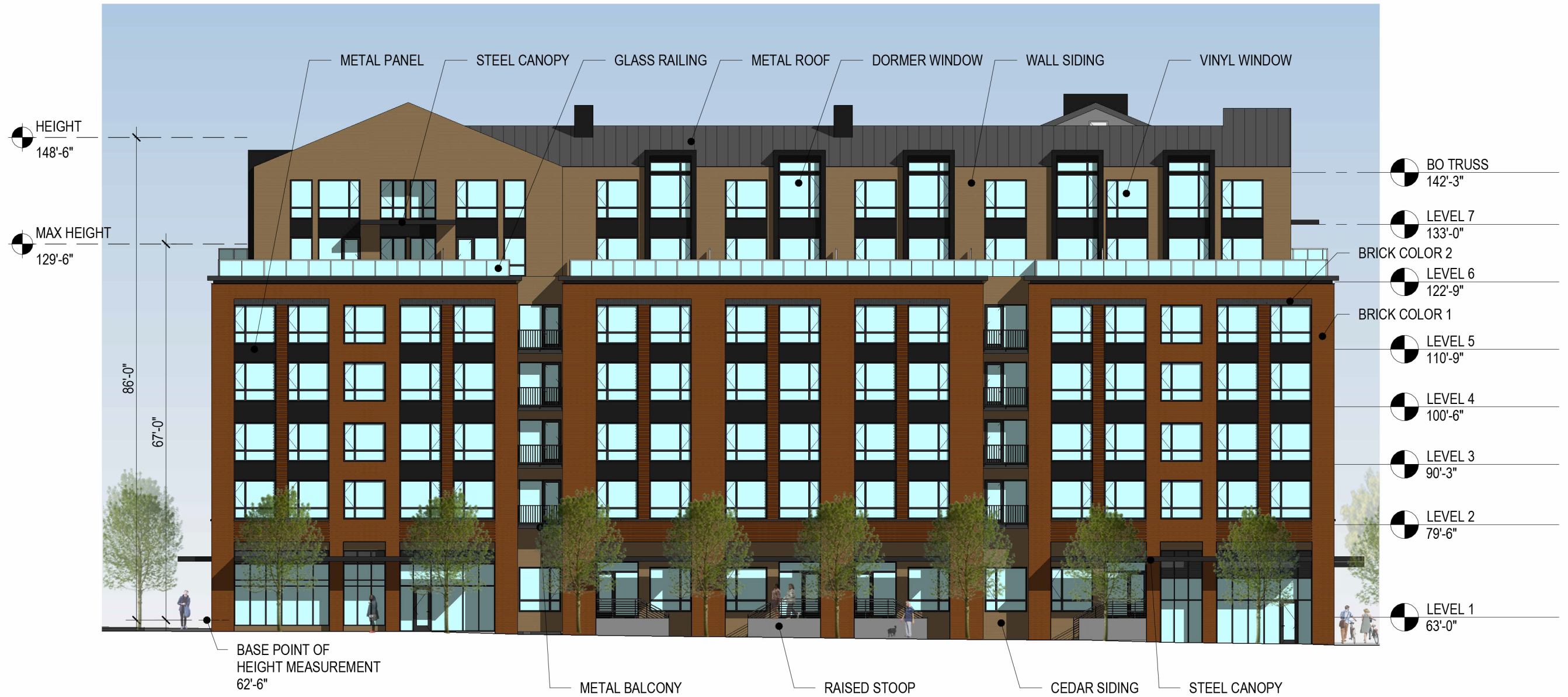


TERRACE
TWO STORY TOWNHOUSES

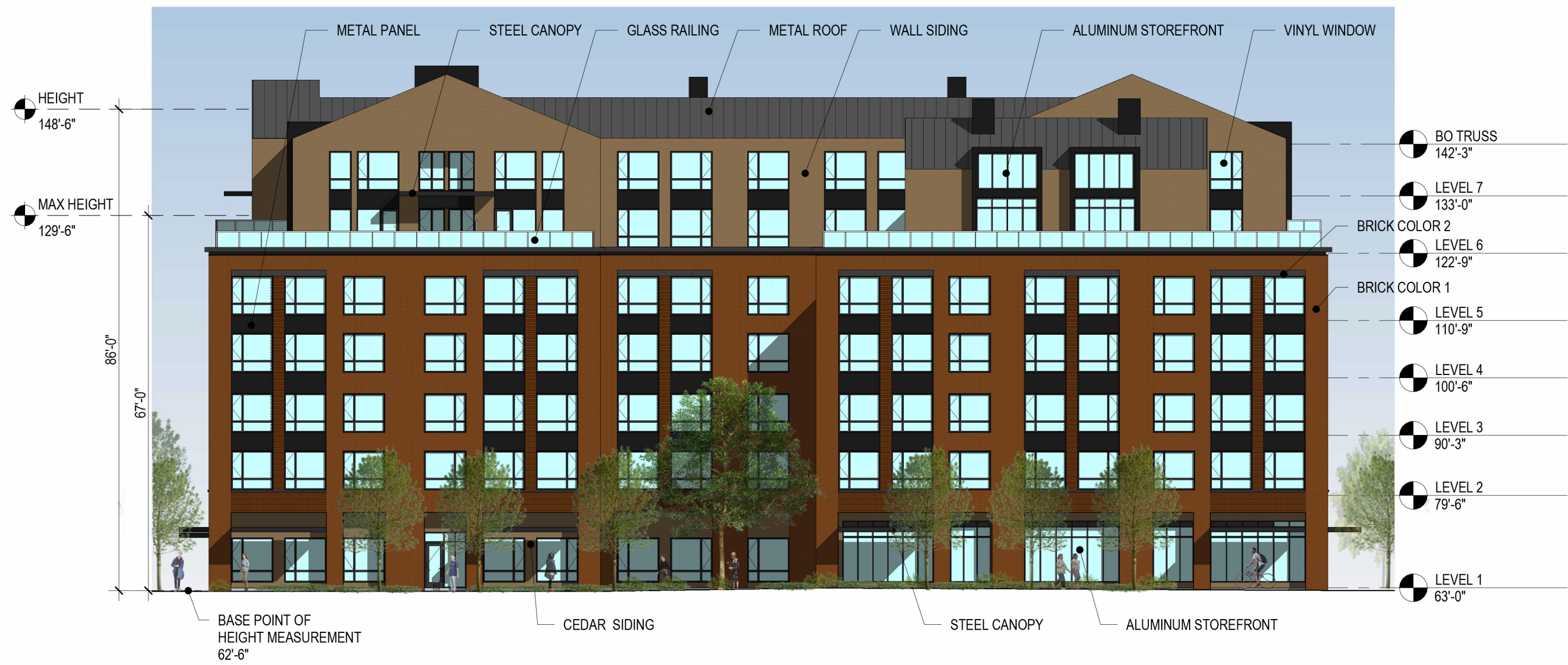














- BO TRUSS
142'-3"
- LEVEL 7
133'-0"
- LEVEL 6
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48'-6"



SOUTH ELEVATION - NW RALEIGH ST

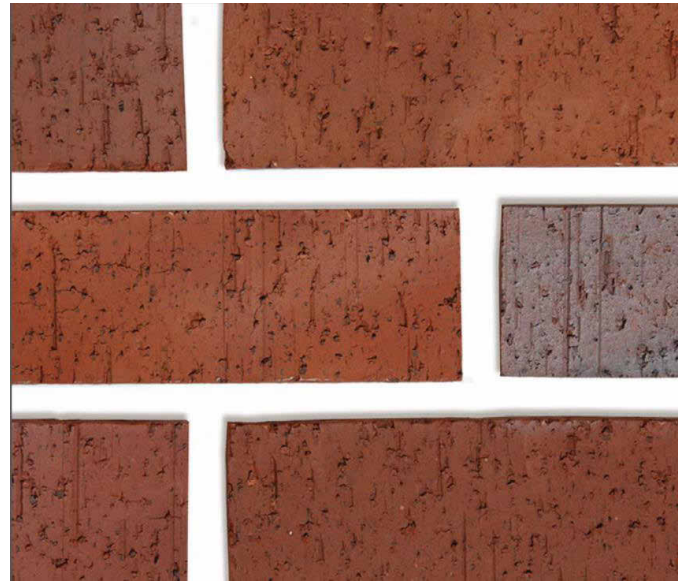


NORTH ELEVATION - NW SAVIER ST









BRICK COLOR 1



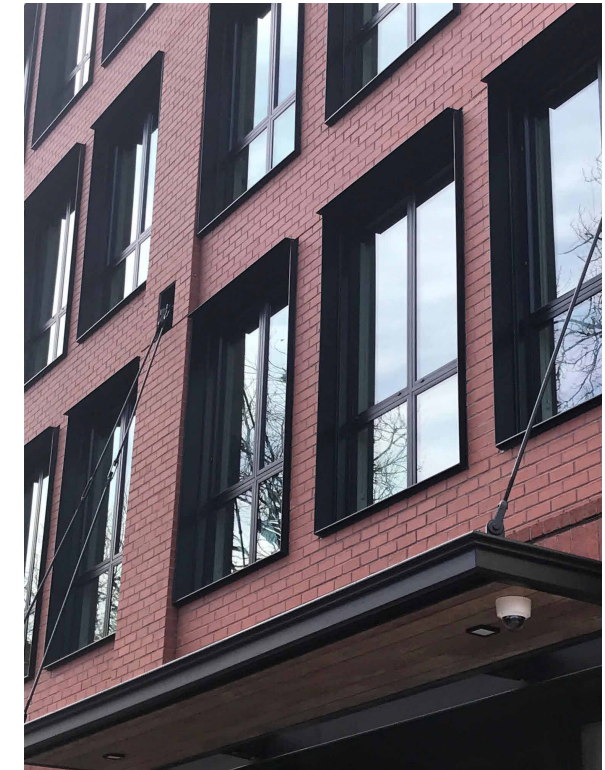
BRICK COLOR 2



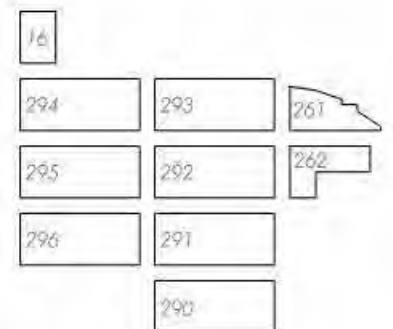
BOARD FORMED CONCRETE

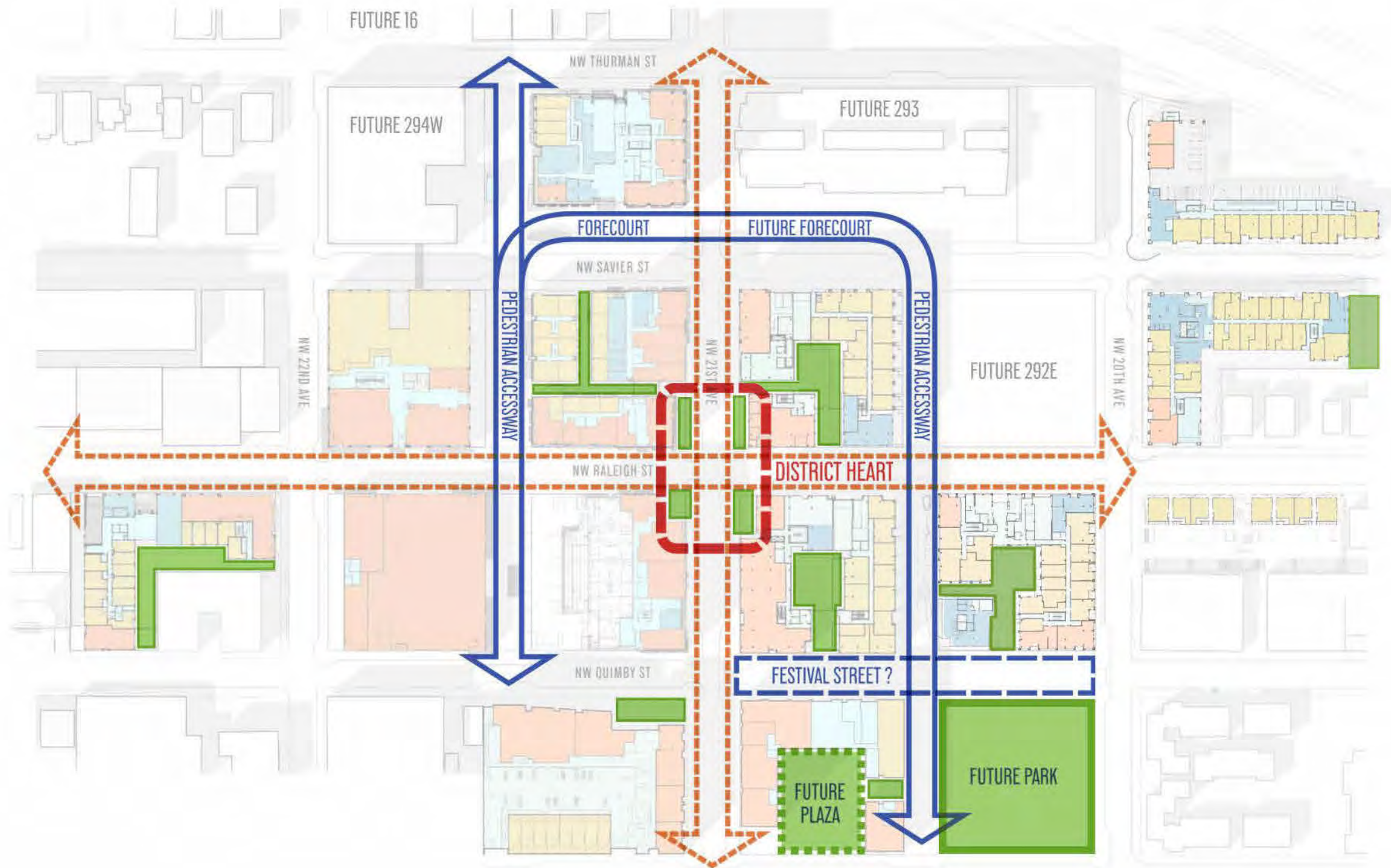


CEDAR SIDING AT BUILDING BASE



VINYL WINDOW









THE CARSON - BLOCK 294E



LL HAWKINS - BLOCK 296E



THE CARSON - BLOCK 295E



THE CARSON - BLOCK 294E



SALTWOOD - BLOCK 292 AND 291W



FREEWELL - BLOCK 291E



SALTWOOD - BLOCK 292 AND 291W

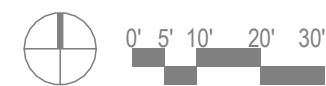


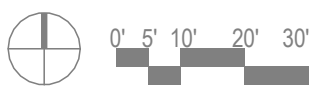
FREEWELL















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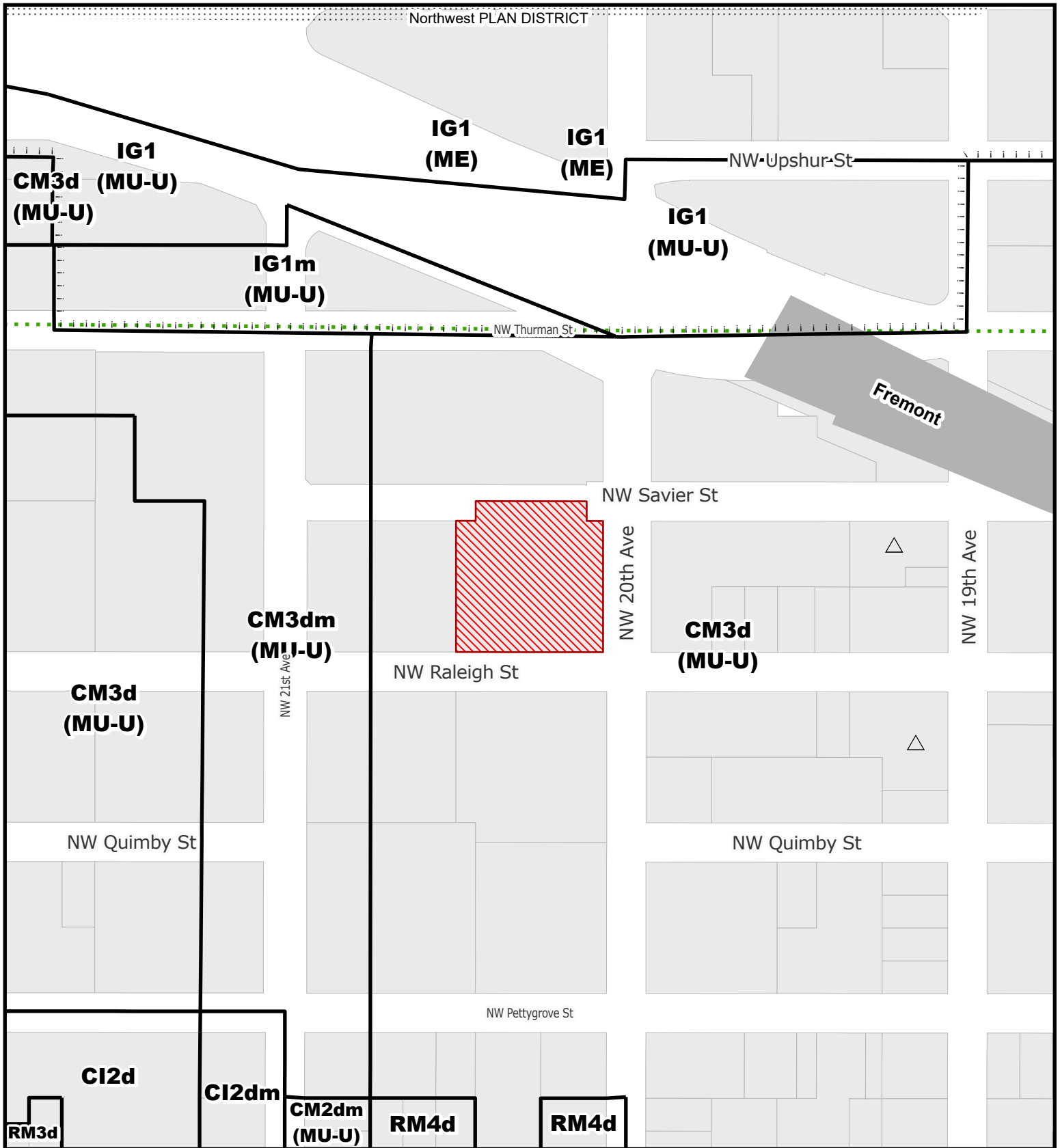













For Zoning Code in Effect Post October 1, 2022

ZONING

THIS SITE LIES WITHIN THE:
NORTHWEST PLAN DISTRICT

-  Site
-  Plan District
-  Historic Landmark
-  Recreational Trails

File No.	<u>EA 23 - 050424 DA</u>
1/4 Section	<u>2827</u>
Scale	<u>1 inch = 200 feet</u>
State ID	<u>1N1E28CD 2402</u>
Exhibit	<u>B Jun 12, 2023</u>



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C11	GABLES WITH DORMERS
C12	LANDSCAPE LEVEL 1
C13	LANDSCAPE LEVEL 6
C14	FLOOR PLAN - LEVEL P1
C15	FLOOR PLAN - LEVEL 1
C16	FLOOR PLAN - LEVEL 2-5
C17	FLOOR PLAN - LEVEL 6
C18	FLOOR PLAN - LEVEL 7
C19	SOUTH ELEVATION
C20	EAST ELEVATION
C21	NORTH ELEVATION
C22	WEST ELEVATION
C23	SECTION
C24	CONTEXT ELEVATIONS
C25	VIEW FROM SE
C26	VIEW FROM SW
C27	VIEW FROM NW 20TH AVE
C28	EXTERIOR MATERIALS



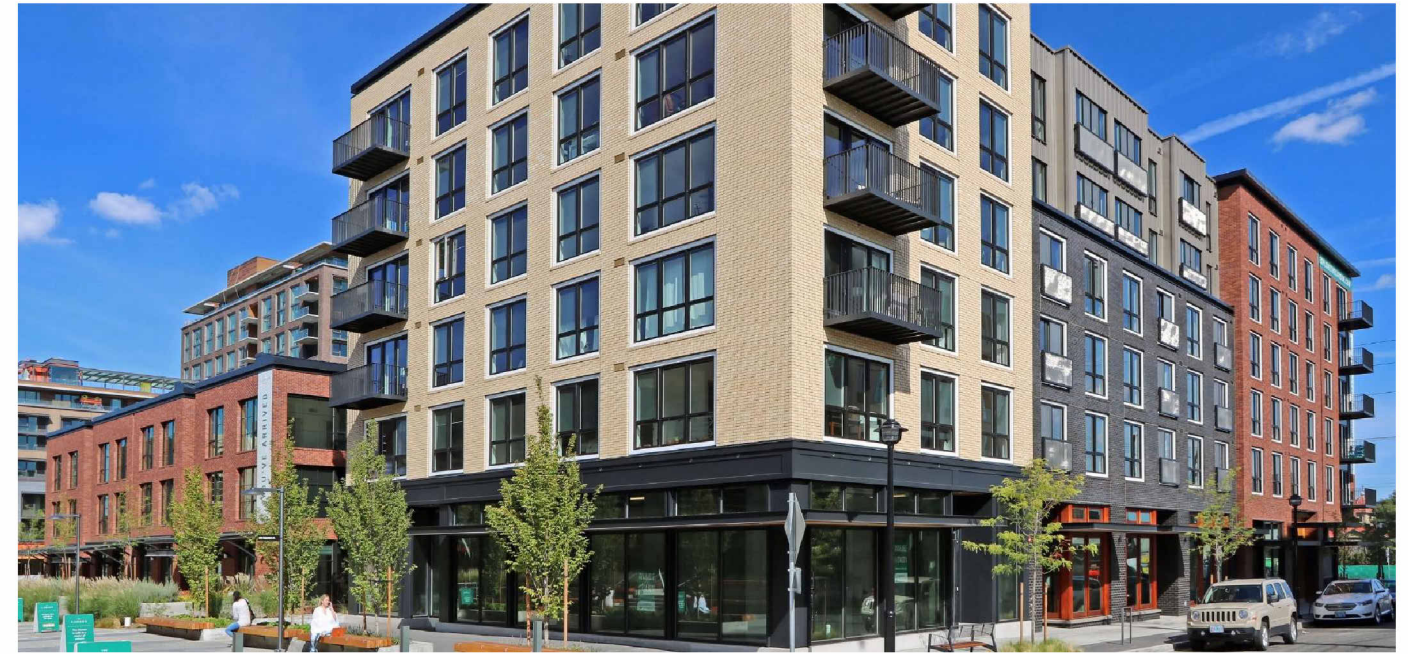




THE CARSON - BLOCK 294E



LL HAWKINS - BLOCK 296E



THE CARSON - BLOCK 295E



THE CARSON - BLOCK 294E



SALTWOOD - BLOCK 292 AND 291W



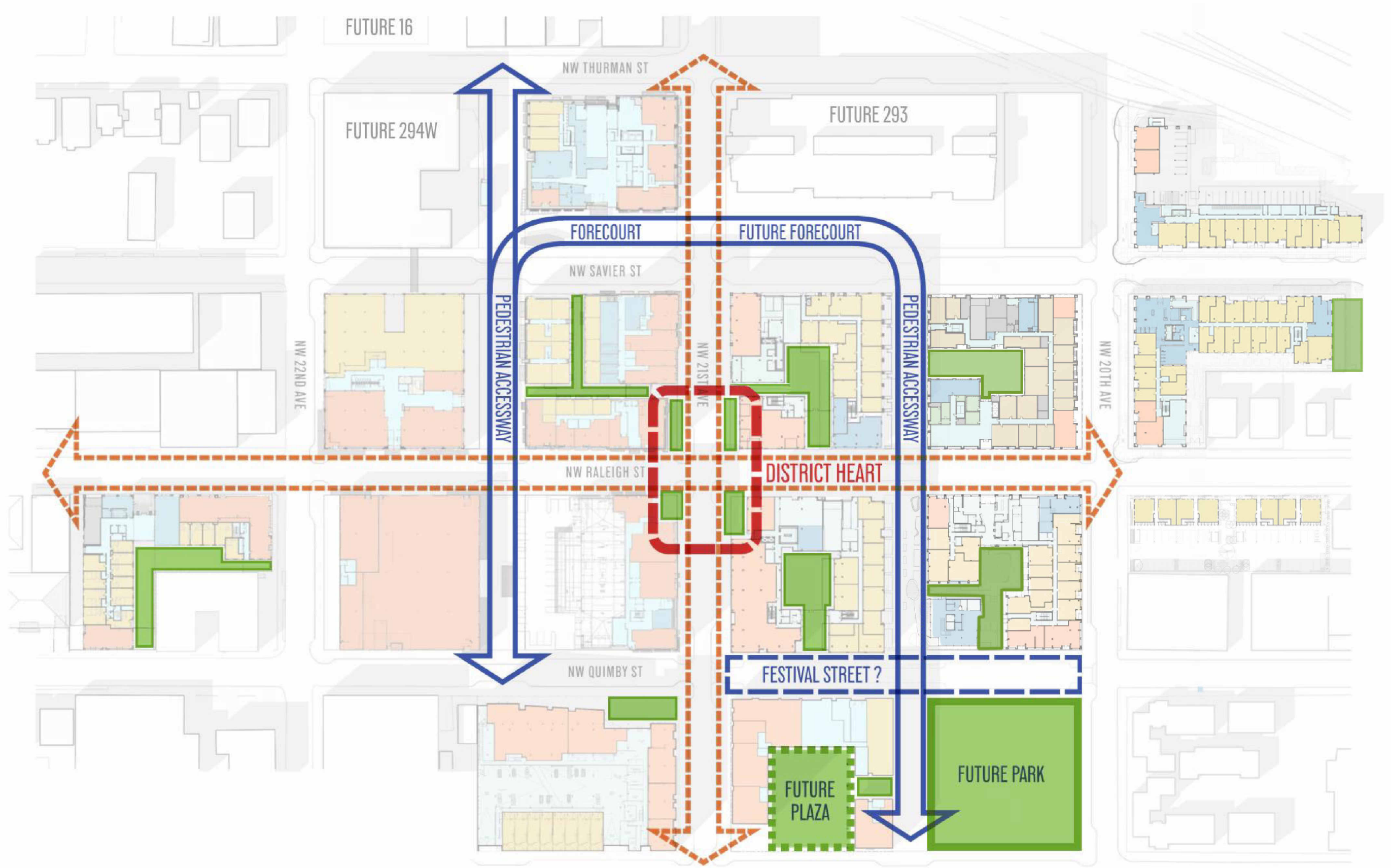
FREEWELL - BLOCK 291E

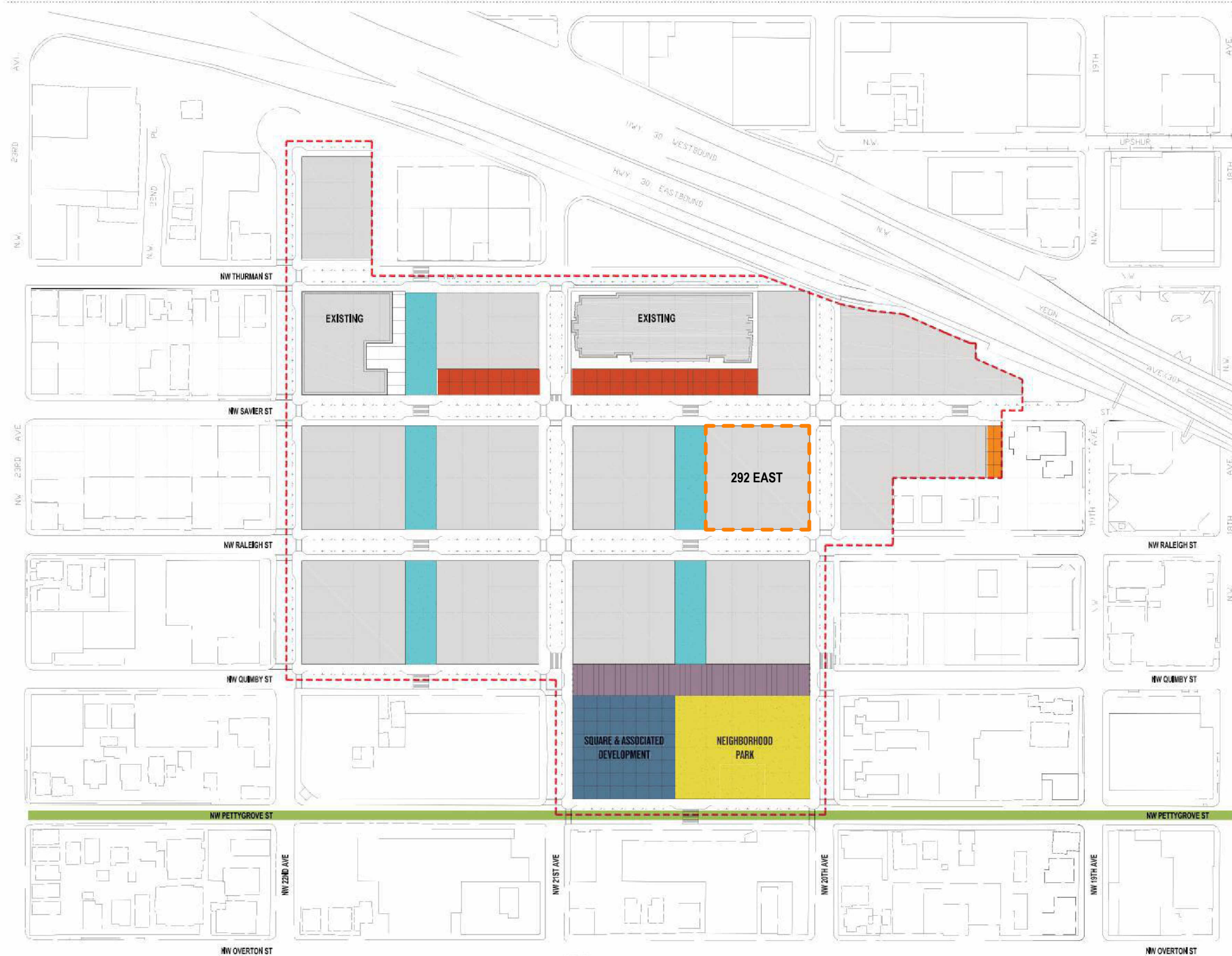


SALTWOOD - BLOCK 292 AND 291W



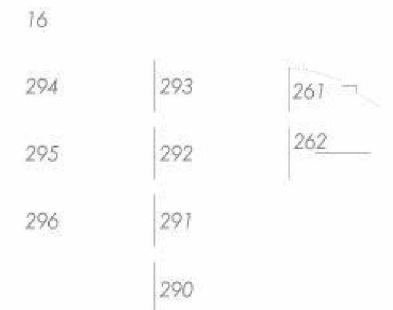
FREEWELL





Map 02-2 illustrates the locations for various proposed open areas. Refer to Section 5 Design Standards and Design Guidelines for a comprehensive description of the Vision and Guiding Principles related to the formation of these spaces.

A portion of Block 290 is labeled as neighborhood park.



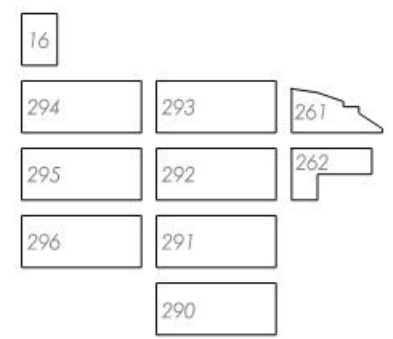
MAP 02-2
OPEN SPACE PLAN





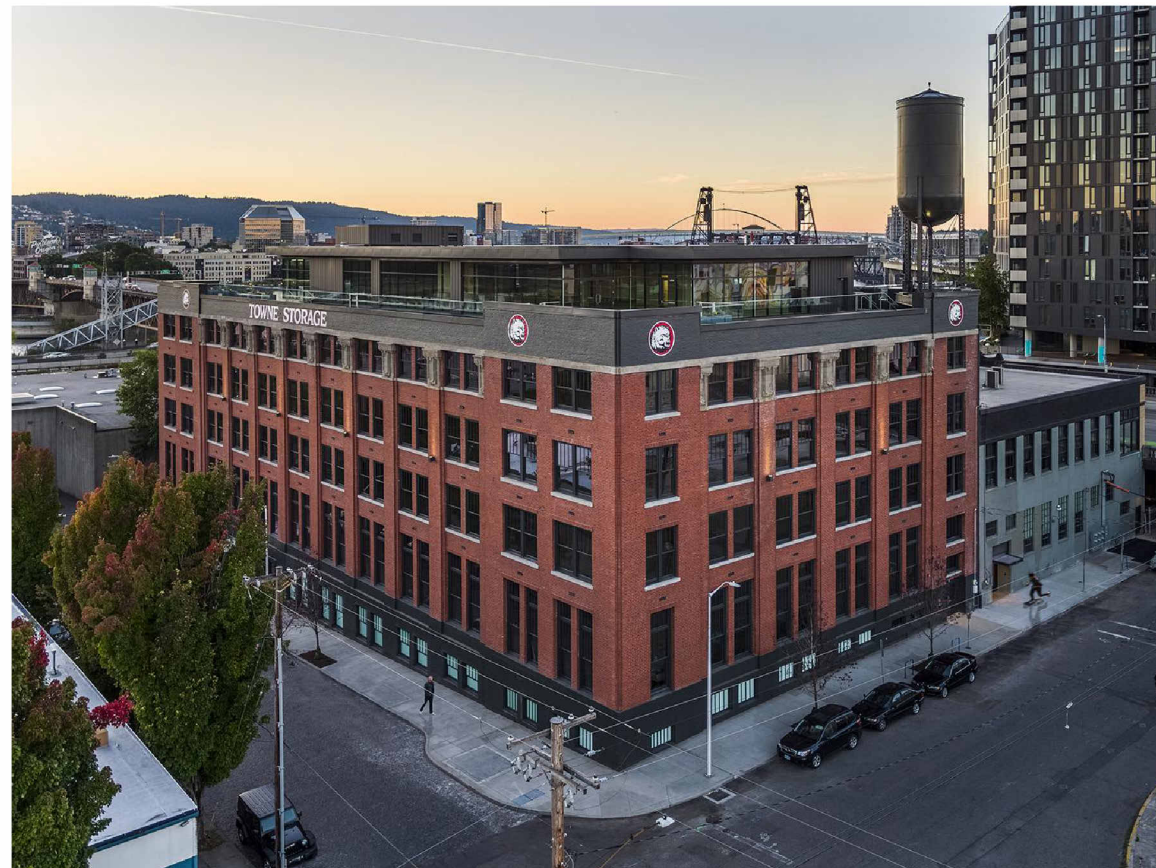
BLOCK 262
16' HEIGHT MODIFICATION APPROVED

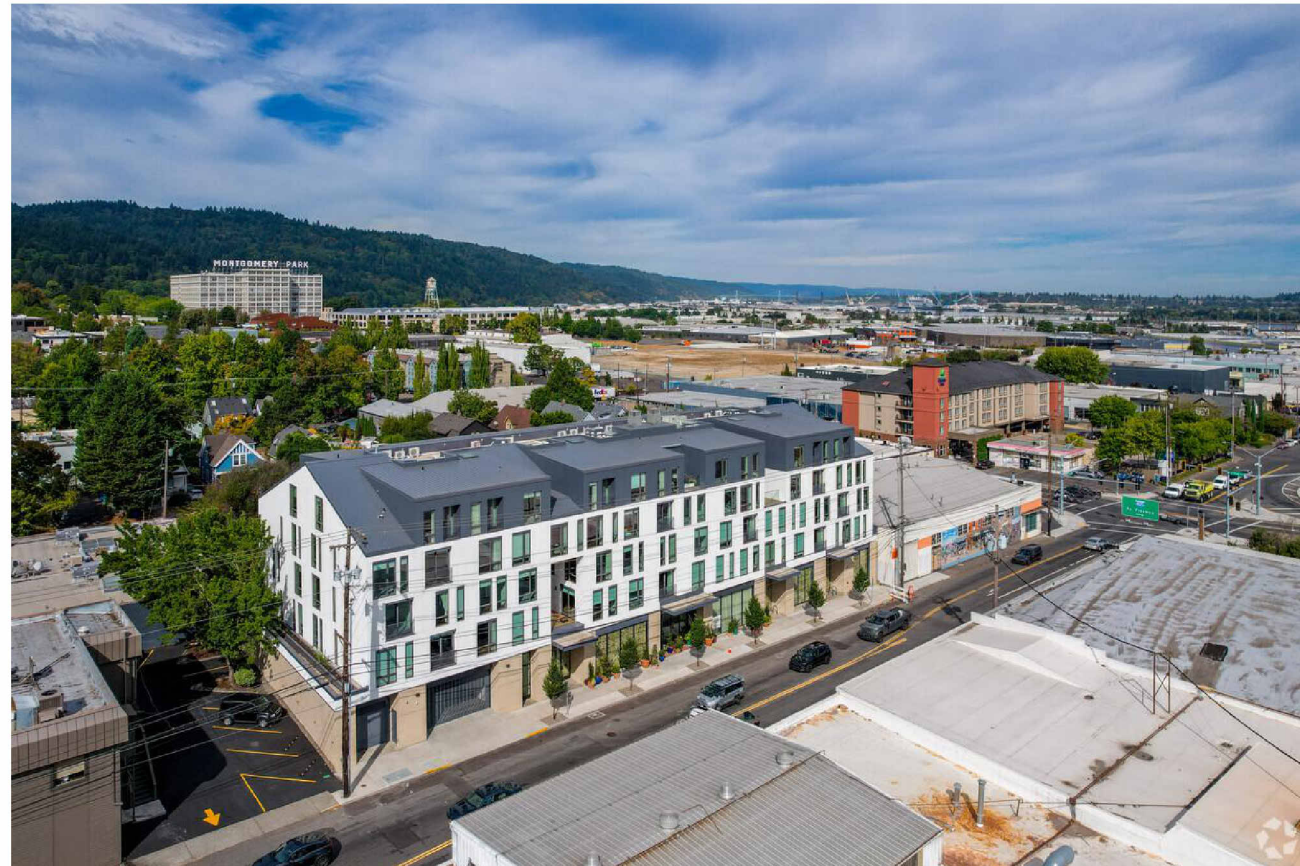
BLOCK 291E
13' HEIGHT MODIFICATION APPROVED

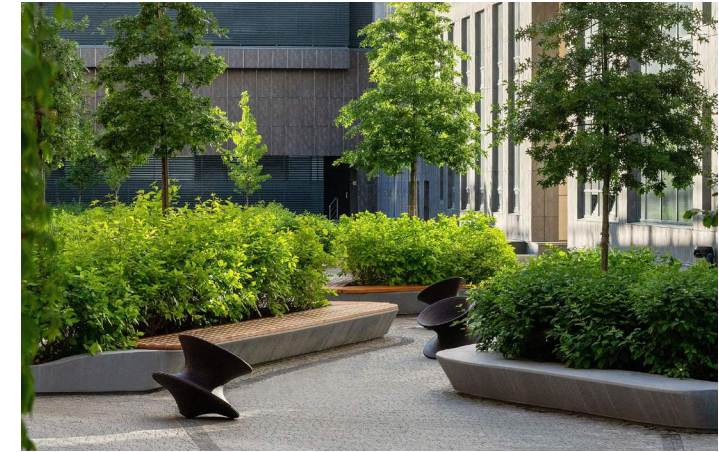
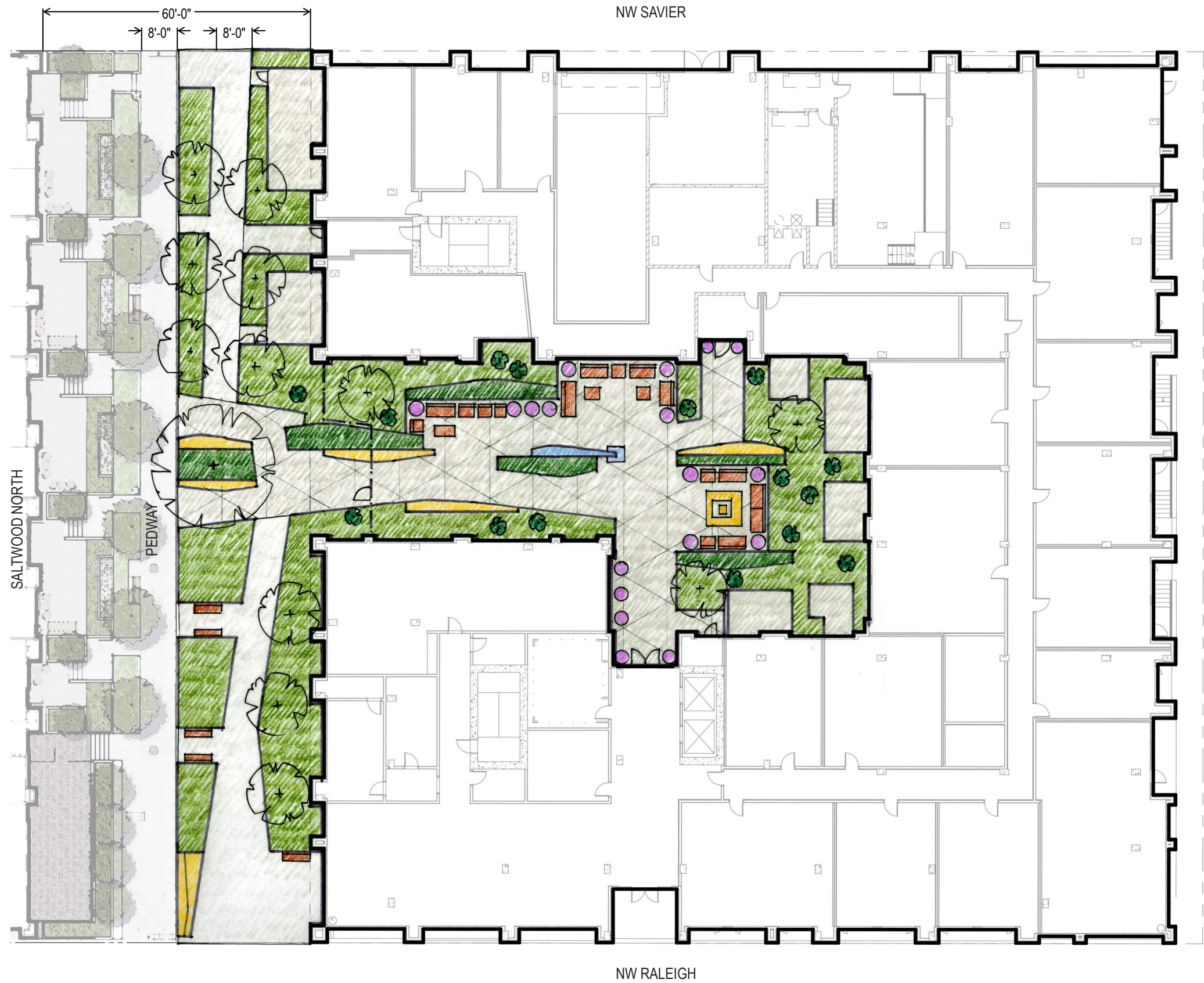


MAP 02-3
MAXIMUM HEIGHT







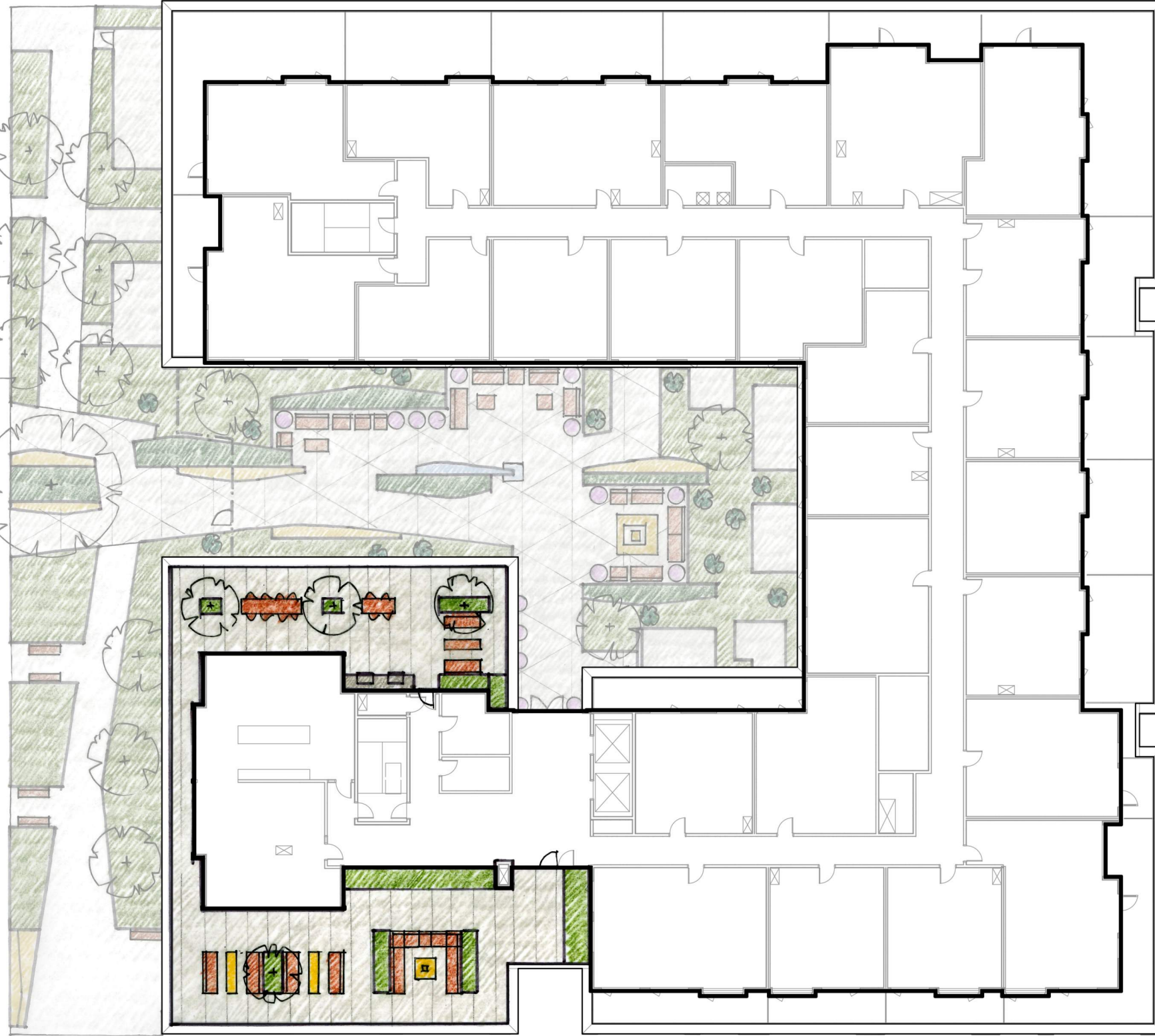


BLOCK 292E
 SITE PLAN
 SCALE: 1" = 25'

NW SAVIER

SALTWOOD NORTH

PEDWAY



NW RALEIGH

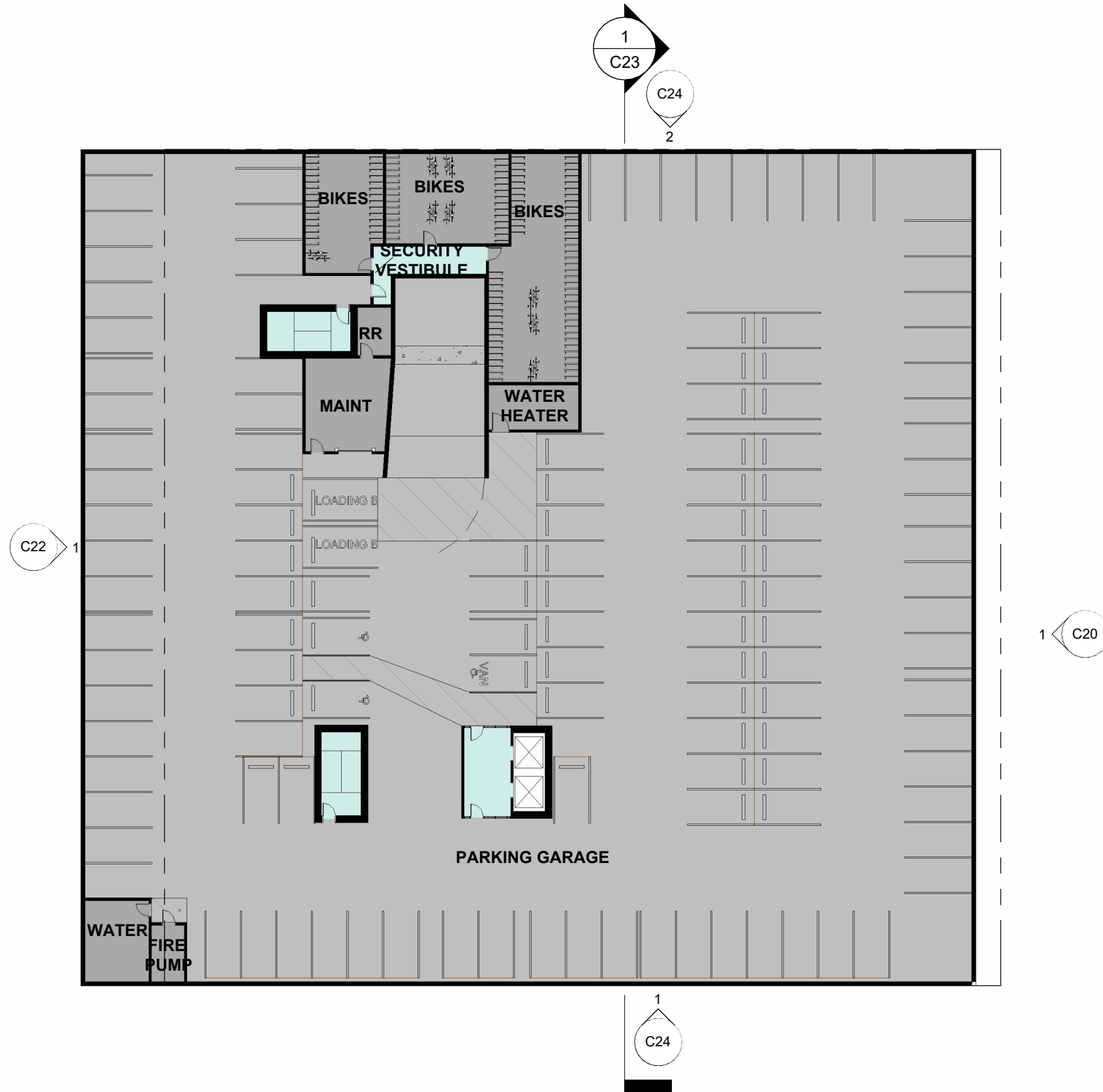


NW 20TH



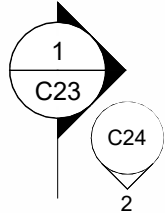
BLOCK 292E
 ROOF PLAN
 SCALE: 1" = 25'











TERRACE

TWO STORY TOWNHOUSES

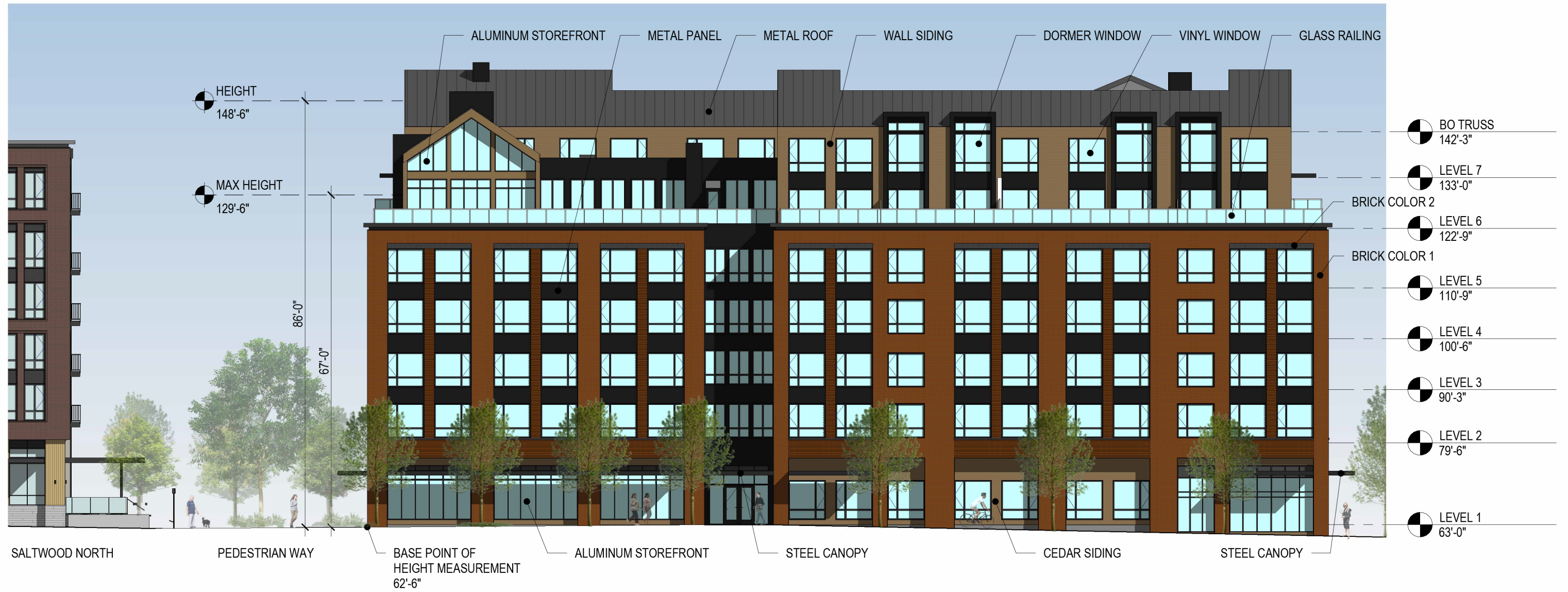
C22 1

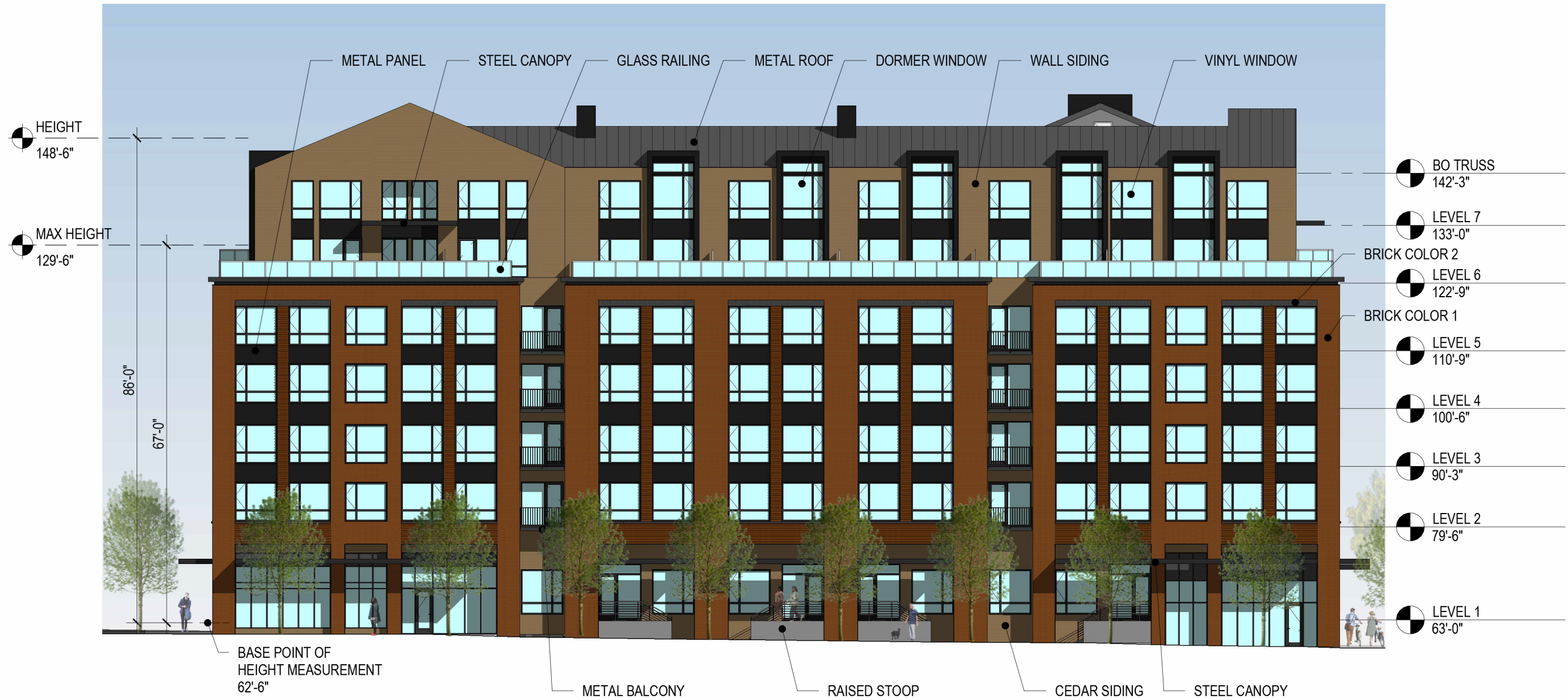
1 C20

1
C24

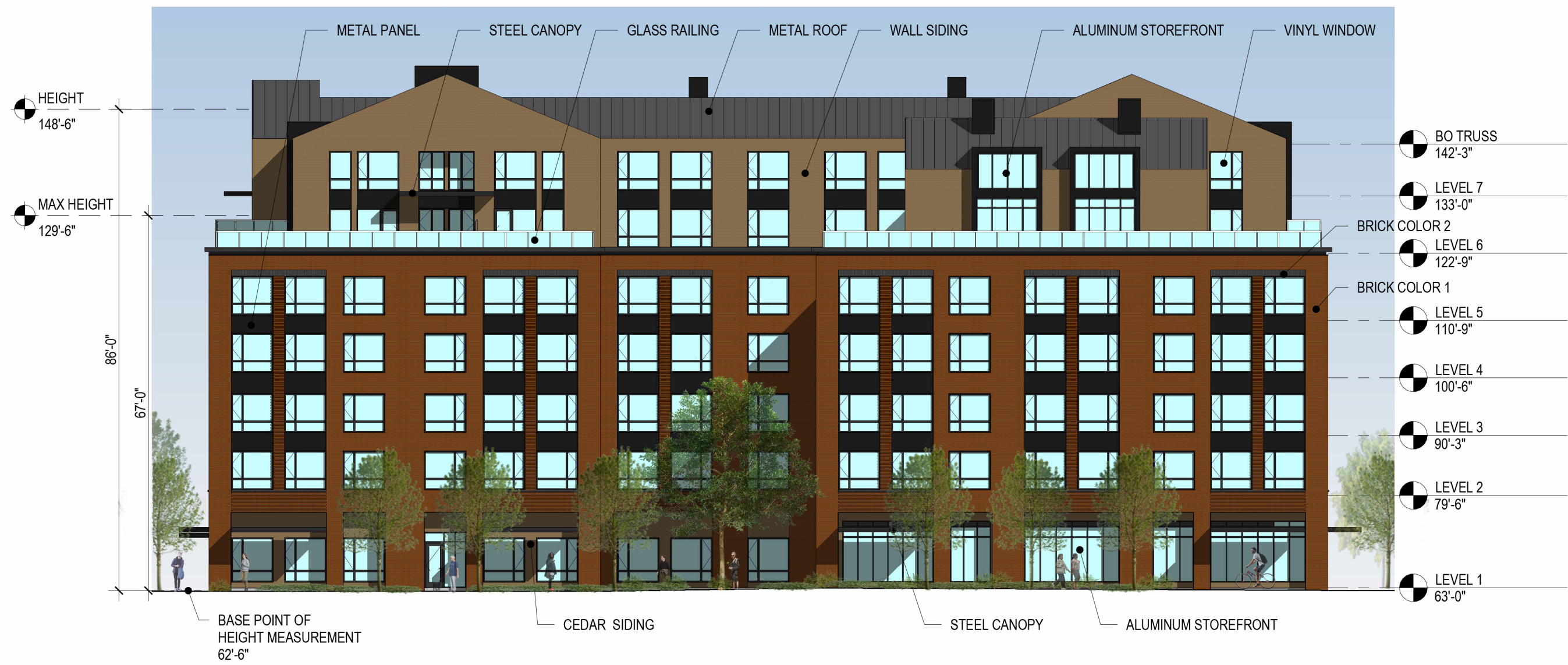






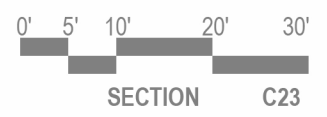








- BO TRUSS
142'-3"
- LEVEL 7
133'-0"
- LEVEL 6
122'-9"
- LEVEL 5
110'-9"
- LEVEL 4
100'-6"
- LEVEL 3
90'-3"
- LEVEL 2
79'-6"
- LEVEL 1
63'-0"
- LEVEL P1
48'-6"





SOUTH ELEVATION - NW RALEIGH ST

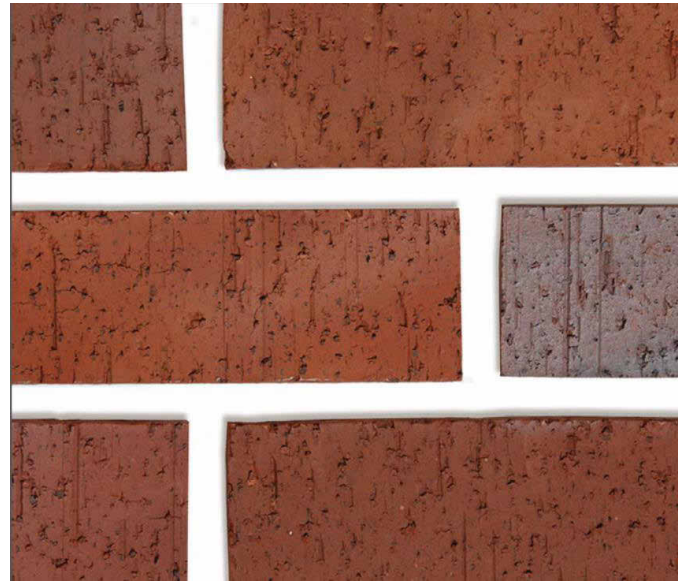


NORTH ELEVATION - NW SAVIER ST









BRICK COLOR 1



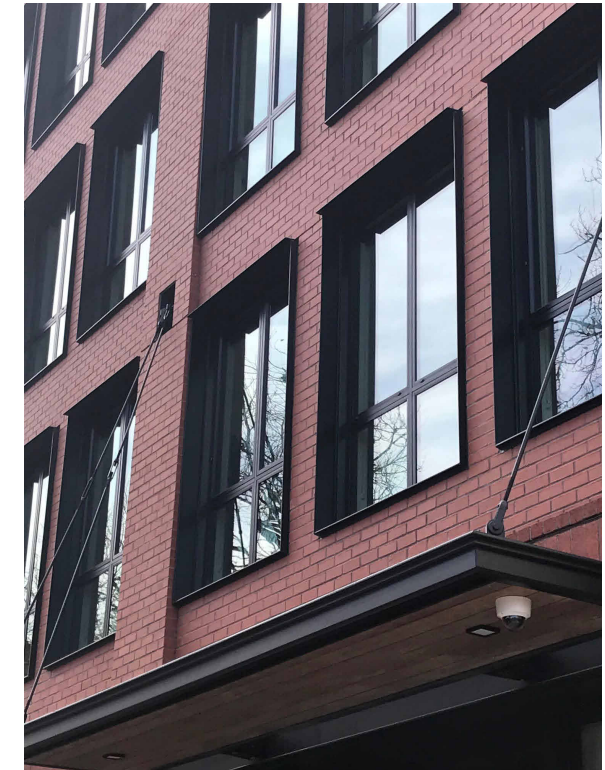
BRICK COLOR 2



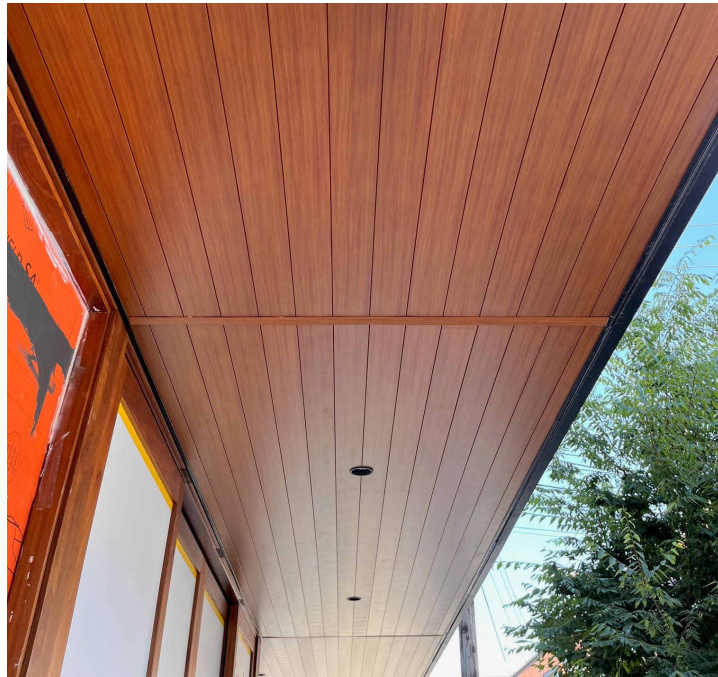
BOARD FORMED CONCRETE



CEDAR SIDING AT BUILDING BASE



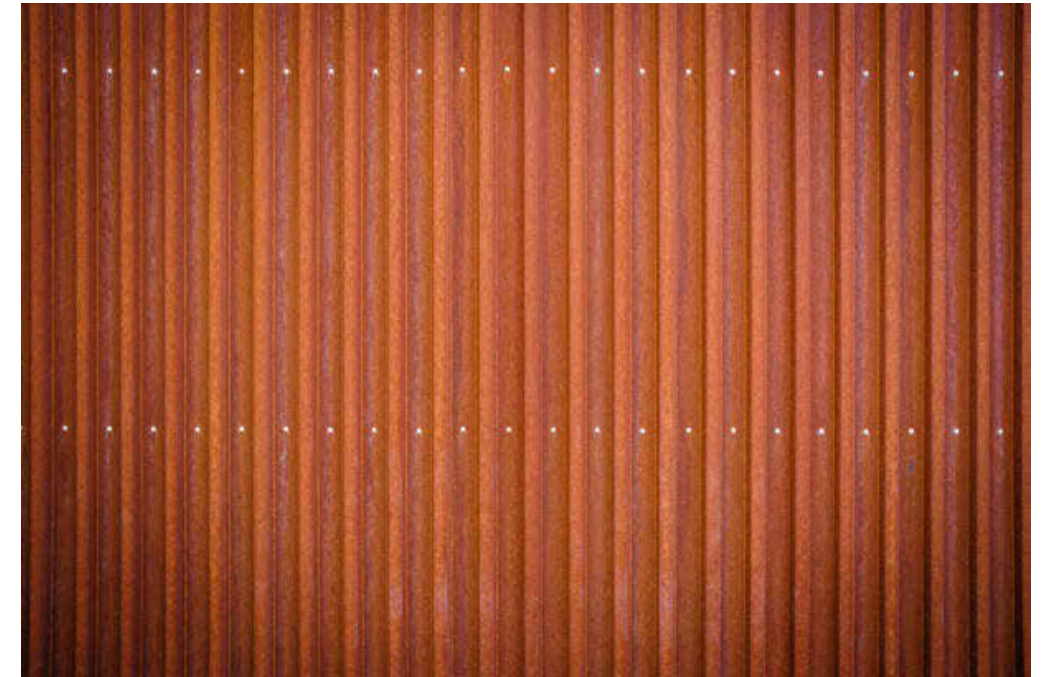
VINYL WINDOW



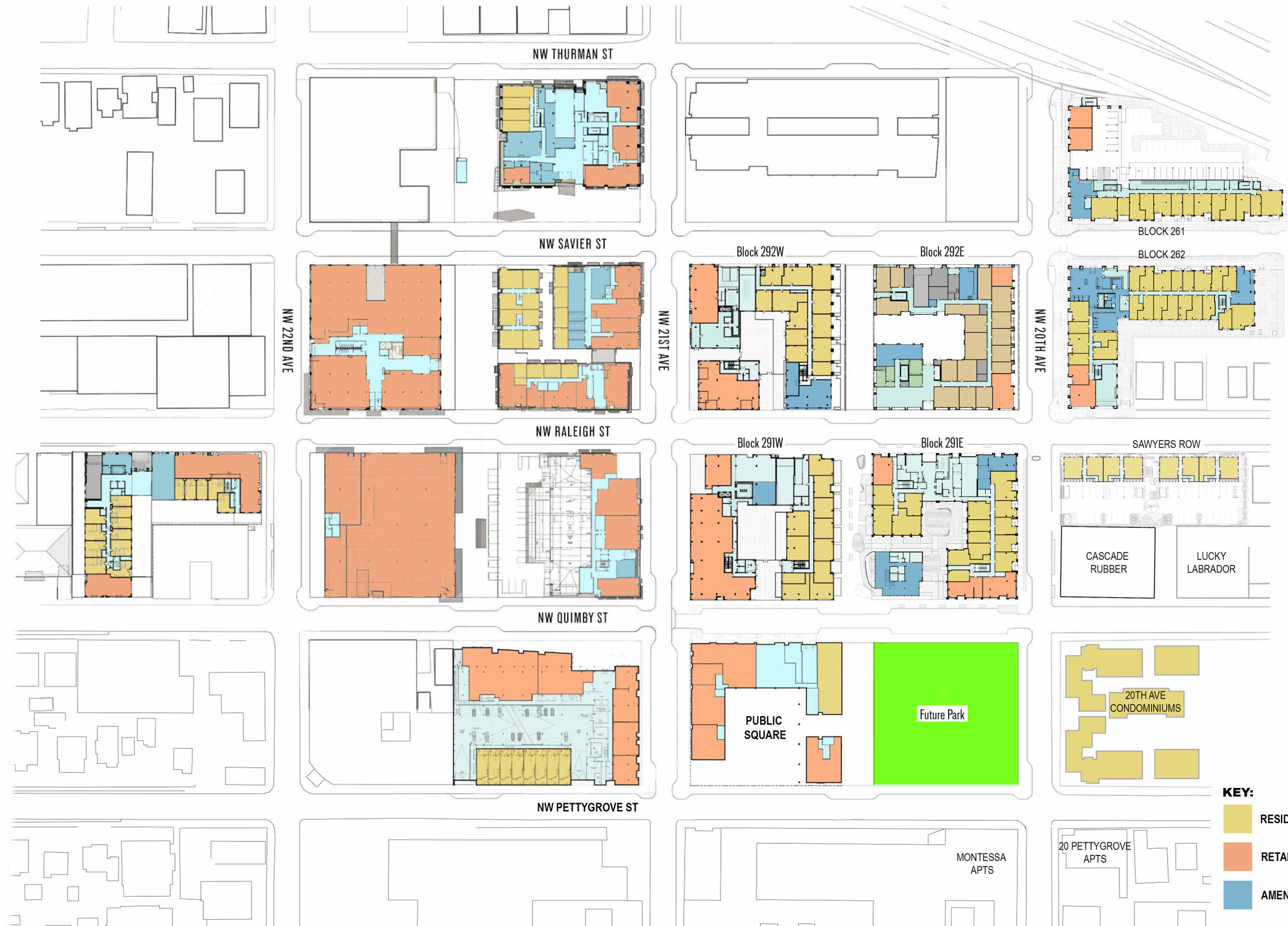
WOOD LOOK SIDING



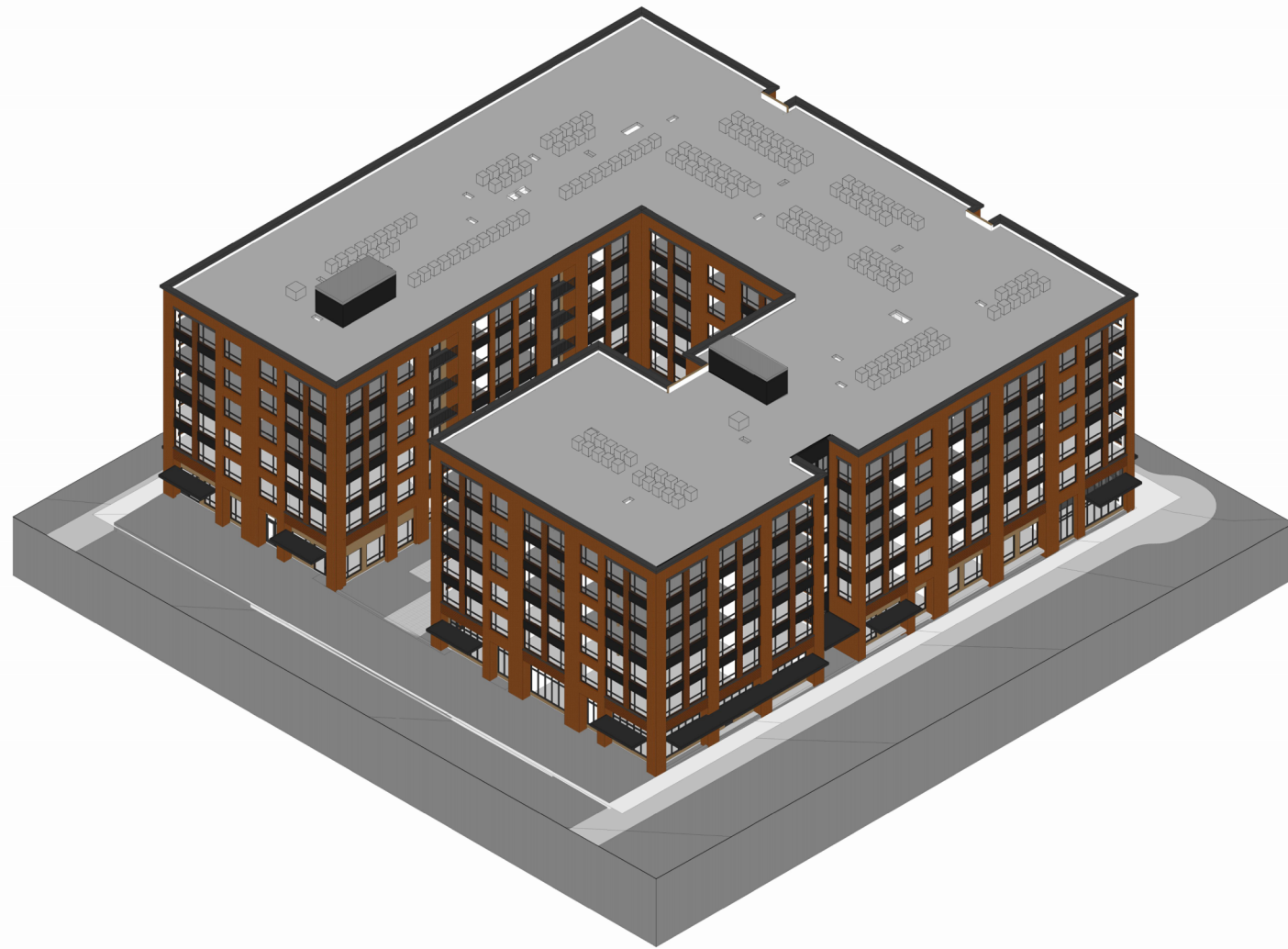
WOOD LOOK SIDING



METAL SIDING

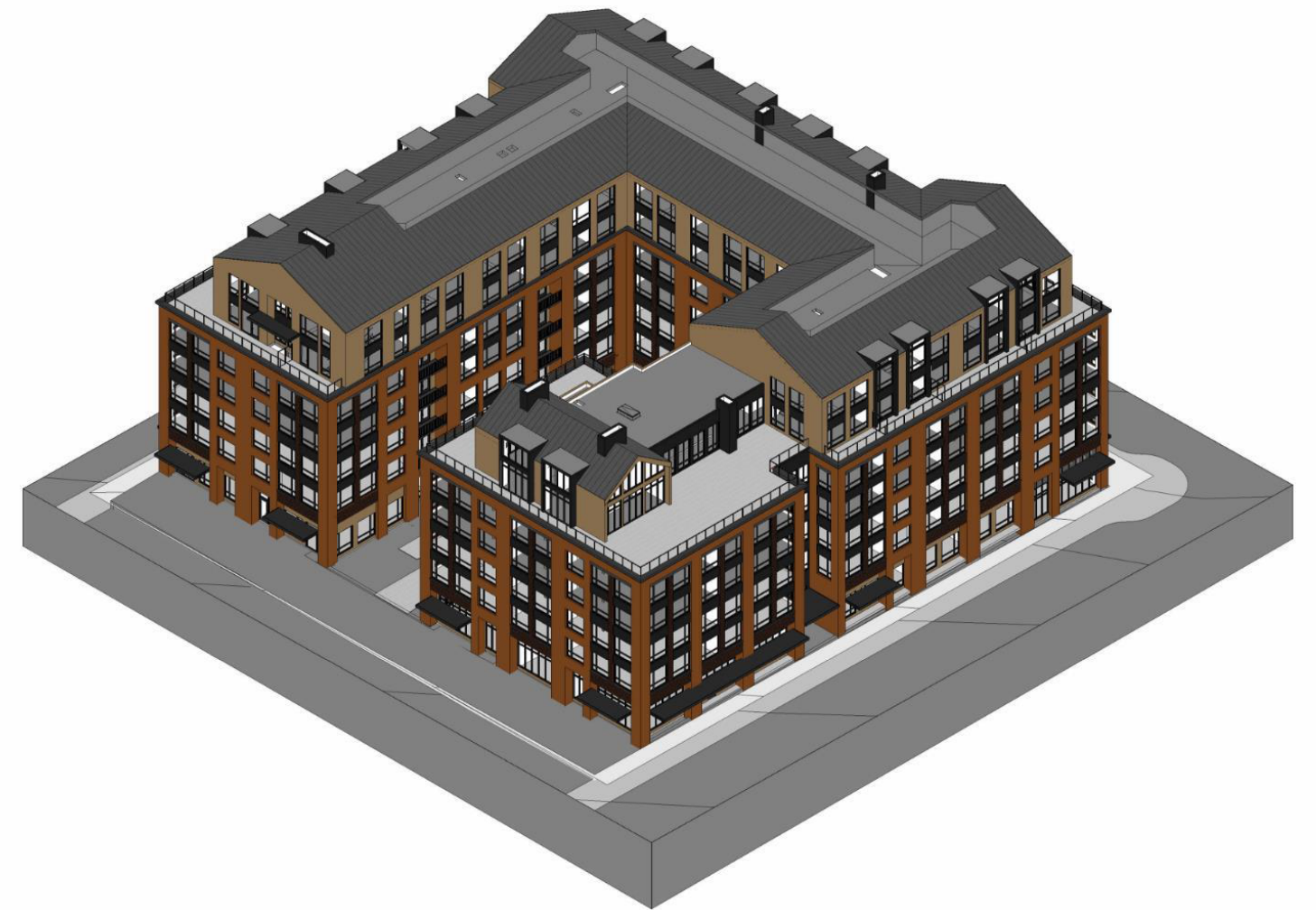


- KEY:**
- RESIDENTIAL
 - RETAIL / COMMERCIAL
 - AMENITY



MEETS HEIGHT LIMIT

- 6 STORY BUILDING
- 67' HEIGHT
- 195,000 SF FAR



HEIGHT MODIFICATION REQUESTED

- 7 STORY BUILDING
- 86' HEIGHT TO MID POINT OF GABLE
- 195,000 SF FAR



PROPOSED DESIGN

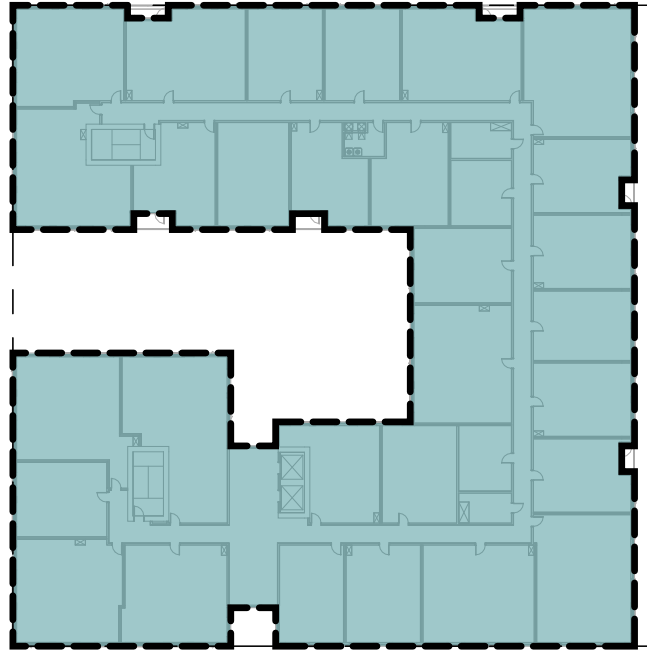


MEETS HEIGHT LIMIT

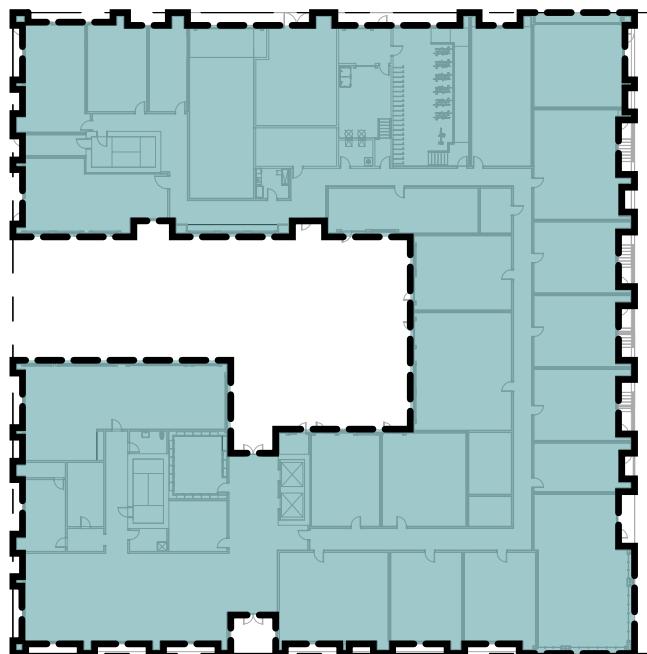
MEETS HEIGHT LIMIT

GROUND FLOOR	32,379 SF
LEVEL 2	32,379 SF
LEVEL 3	32,379 SF
LEVEL 4	32,379 SF
LEVEL 5	32,379 SF
LEVEL 6	32,379 SF

TOTAL 194,274 SF



LEVEL 2-6

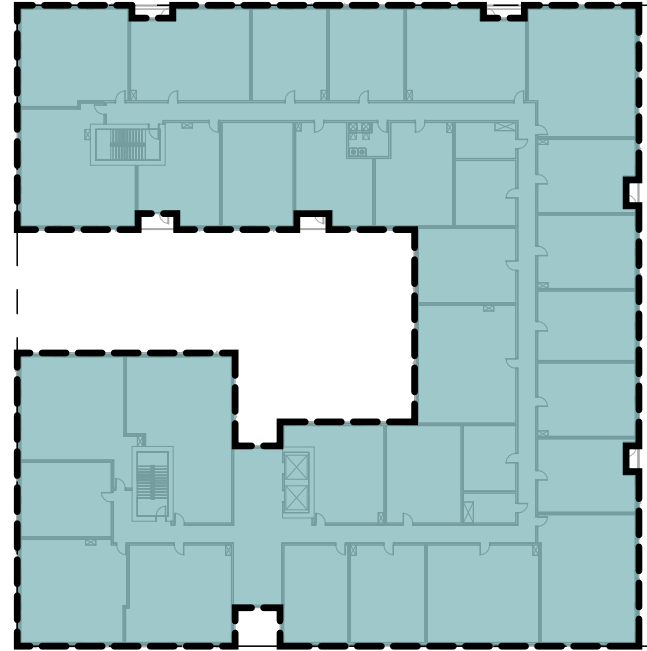


GROUND FLOOR

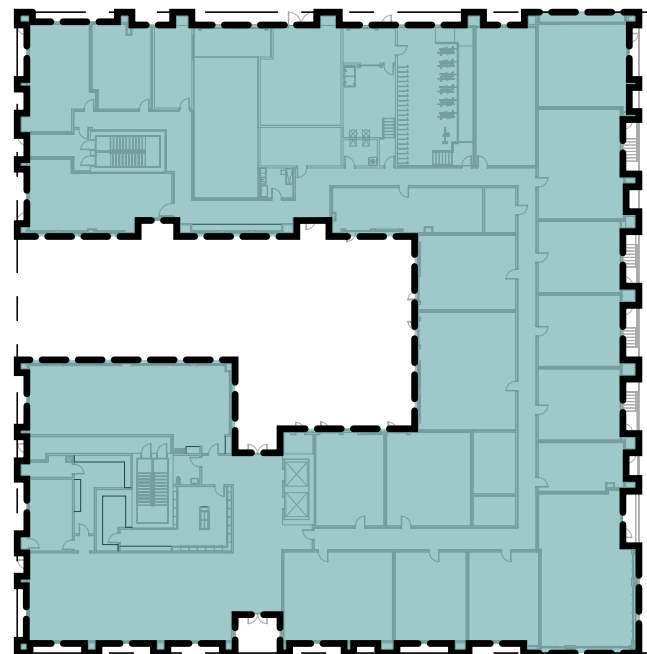
PROPOSED DESIGN

GROUND FLOOR	30,347 SF
LEVEL 2	32,272 SF
LEVEL 3	32,272 SF
LEVEL 4	32,272 SF
LEVEL 5	32,272 SF
LEVEL 6	16,409 SF
LEVEL 7	12,447 SF

TOTAL 194,277 SF



LEVEL 2-5



GROUND FLOOR



LEVEL 7



LEVEL 6

	A	B	C	D	E	F
1	ENDORSEMENT	INFO1	INFO2	NAME	ADDRESS/IO ADDRESS	CITYSTATEZIP/ADDRESSEE
2	RETURN SERVICE REQUESTED		1N1E28CD 2300	CDI EPIC LLC	14400 METCALF AVE	OVERLAND PARK KS 66223
3	RETURN SERVICE REQUESTED		1N1E28CD 2300	GXO LOGISTICS WORLDWIDE LLC	11215 N COMMUNITY HOUSE RD	CHARLOTTE NC 28277
4	RETURN SERVICE REQUESTED		1N1E28CD 2300	AVAYA INC	350 MOUNT KEMBLE AVE	MORRISTOWN NJ 07960
5	RETURN SERVICE REQUESTED		1N1E28CD 2500	HANCOCK EAT LL HAWKINS LLC	1515 NW 21ST AVE	PORTLAND OR 97209
6	RETURN SERVICE REQUESTED		1N1E28CD 2500	CONSOLIDATED FEDERAL CREDIT UNION	1033 NE 6TH AVE	PORTLAND OR 97232
7	RETURN SERVICE REQUESTED	1N1E28CD 4400	EC REAL ESTATE CO	C/O EC COMPANY	PO BOX 10286	PORTLAND OR 97296
8	RETURN SERVICE REQUESTED	1N1E28CD 80000 BLOCK 292W CONDO	OWNERS ASSOC ATTN SALTWOOD N LLC	C/O PROMETHEUS REAL ESTATE GROUP	1900 S NORFOLK ST #150	SAN MATEO CA 94403-1161
9	RETURN SERVICE REQUESTED	1N1E28CD 90000	BLOCK 294-295 CONDOMINIUM OWNERS'	ASSOCIATION INC	2121 NW RALEIGH ST	PORTLAND OR 97209
10	RETURN SERVICE REQUESTED	1N1E28CD 3500	CI-GS SLABTOWN LLC	C/O GREYSTAR DEVELOPMENT WEST LLC	450 SANSOME ST #500	SAN FRANCISCO CA 94111-3306
11	RETURN SERVICE REQUESTED		1N1E28DC 4200	CESERANI JOHN P ET AL	2681 NW BIRKENDENE ST	PORTLAND OR 97229
12	RETURN SERVICE REQUESTED		1N1E28DC 4300	HALTON FINDLAY PROPERTIES LLC	4850 SW SCHOLLS FERRY RD STE 110	PORTLAND OR 97225
13	RETURN SERVICE REQUESTED		1N1E28DC 5900	CAPITAL PROPERTY MGMT SVCS INC	1539 NW 19TH AVE	PORTLAND OR 97209
14	RETURN SERVICE REQUESTED		1N1E28DC 5900	AJL ENTERPRISES LLC	2058 WHY WORRY LN	EUGENE OR 97405
15	RETURN SERVICE REQUESTED		1N1E28DC 5900	HUEN LLC	PO BOX 29168	PORTLAND OR 97296-9168
16	RETURN SERVICE REQUESTED		1N1E28DC 6000	DENNIS J MC AULIFFE LIV TR	14261 UPLANDS DR	LAKE OSWEGO OR 97034
17	RETURN SERVICE REQUESTED		1N1E33AB 80001	ILES FAMILY TR	324 33RD AVE	SANTA CRUZ CA 95062
18	RETURN SERVICE REQUESTED		1N1E33AB 80006	CIRINO ANTHONY C	1420 NW 20TH AVE #203	PORTLAND OR 97209-1676
19	RETURN SERVICE REQUESTED		1N1E33AB 80012	GLAZER SCOTT M & SCHRICKER ANITA J	1420 NW 20TH AVE #302	PORTLAND OR 97209
20	RETURN SERVICE REQUESTED		1N1E33AB 80014	DAMRON ELIZABETH VALES	1420 NW 20TH AVE #304	PORTLAND OR 97209-1677
21	RETURN SERVICE REQUESTED		1N1E33AB 80022	BATH ROOPJEET K & BATH SURINDER K	1420 NW 20TH AVE #502	PORTLAND OR 97209
22	RETURN SERVICE REQUESTED		1N1E33AB 80023	BROWN VICTORIA J	1420 NW 20TH AVE UNIT 503	PORTLAND OR 97209
23	RETURN SERVICE REQUESTED	1N1E33BA 102	BLOCK 290 LLC	GUARDIAN REAL ESTATE SERVICES LLC	PO BOX 4138	PORTLAND OR 97208
24	RETURN SERVICE REQUESTED	1N1E33BA 105	FREEWELL APARTMENTS LLC C/O	PROMETHEUS REAL ESTATE GROUP INC	1900 S NORFOLK ST #150	SAN MATEO CA 94403
25				CURRENT RESIDENT	1420 NW 20TH AVE #102	PORTLAND OR 97209
26				CURRENT RESIDENT	1420 NW 20TH AVE #103	PORTLAND OR 97209
27				CURRENT RESIDENT	1420 NW 20TH AVE #303	PORTLAND OR 97209
28				CURRENT RESIDENT	1420 NW 20TH AVE #305	PORTLAND OR 97209
29				CURRENT RESIDENT	1420 NW 20TH AVE #503	PORTLAND OR 97209
30				CURRENT RESIDENT	1515 NW 21ST AVE #203	PORTLAND OR 97209
31				CURRENT RESIDENT	1515 NW 21ST AVE #312	PORTLAND OR 97209
32				CURRENT RESIDENT	1515 NW 21ST AVE #402	PORTLAND OR 97209
33				CURRENT RESIDENT	1515 NW 21ST AVE #403	PORTLAND OR 97209
34				CURRENT RESIDENT	1515 NW 21ST AVE #505	PORTLAND OR 97209
35				CURRENT RESIDENT	1515 NW 21ST AVE #506	PORTLAND OR 97209
36				CURRENT RESIDENT	1515 NW 21ST AVE #509	PORTLAND OR 97209
37				CURRENT RESIDENT	1515 NW 21ST AVE #510	PORTLAND OR 97209
38				CURRENT RESIDENT	1515 NW 21ST AVE #512	PORTLAND OR 97209
39				CURRENT RESIDENT	1515 NW 21ST AVE #516	PORTLAND OR 97209
40				CURRENT RESIDENT	1515 NW 21ST AVE #521	PORTLAND OR 97209
41				CURRENT RESIDENT	1515 NW 21ST AVE #615	PORTLAND OR 97209
42				CURRENT RESIDENT	1525 NW 21ST AVE	PORTLAND OR 97209
43				CURRENT RESIDENT	1535 NW 21ST AVE	PORTLAND OR 97209
44				CURRENT RESIDENT	1645 NW 21ST AVE	PORTLAND OR 97209
45				CURRENT RESIDENT	1936 NW RALEIGH ST #1	PORTLAND OR 97209
46				CURRENT RESIDENT	1936 NW RALEIGH ST #3	PORTLAND OR 97209
47				CURRENT RESIDENT	1936 NW RALEIGH ST #4	PORTLAND OR 97209
48				CURRENT RESIDENT	1950 NW RALEIGH ST #101	PORTLAND OR 97209
49				CURRENT RESIDENT	1950 NW RALEIGH ST #202	PORTLAND OR 97209
50				CURRENT RESIDENT	1955 NW RALEIGH ST #4	PORTLAND OR 97209
51				CURRENT RESIDENT	1965 NW RALEIGH ST #4	PORTLAND OR 97209
52				CURRENT RESIDENT	1970 NW RALEIGH ST #211	PORTLAND OR 97209
53				CURRENT RESIDENT	1978 NW RALEIGH ST #313	PORTLAND OR 97209
54				CURRENT RESIDENT	2110 NW RALEIGH ST	PORTLAND OR 97210
55				CURRENT RESIDENT	2145 NW RALEIGH ST	PORTLAND OR 97210
56				CURRENT RESIDENT	1505 NW 21ST AVE	PORTLAND OR 97209
57				CURRENT RESIDENT	1515 NW 21ST AVE #205	PORTLAND OR 97209
58				CURRENT RESIDENT	1515 NW 21ST AVE #212	PORTLAND OR 97209
59				CURRENT RESIDENT	1515 NW 21ST AVE #222	PORTLAND OR 97209
60				CURRENT RESIDENT	1515 NW 21ST AVE #304	PORTLAND OR 97209
61				CURRENT RESIDENT	1515 NW 21ST AVE #315	PORTLAND OR 97209
62				CURRENT RESIDENT	1515 NW 21ST AVE #316	PORTLAND OR 97209
63				CURRENT RESIDENT	1515 NW 21ST AVE #317	PORTLAND OR 97209
64				CURRENT RESIDENT	1515 NW 21ST AVE #319	PORTLAND OR 97209
65				CURRENT RESIDENT	1515 NW 21ST AVE #410	PORTLAND OR 97209
66				CURRENT RESIDENT	1515 NW 21ST AVE #412	PORTLAND OR 97209

	A	B	C	D	E	F
67				CURRENT RESIDENT	1515 NW 21ST AVE #413	PORTLAND OR 97209
68				CURRENT RESIDENT	1515 NW 21ST AVE #423	PORTLAND OR 97209
69				CURRENT RESIDENT	1515 NW 21ST AVE #501	PORTLAND OR 97209
70				CURRENT RESIDENT	1515 NW 21ST AVE #513	PORTLAND OR 97209
71				CURRENT RESIDENT	1515 NW 21ST AVE #523	PORTLAND OR 97209
72				CURRENT RESIDENT	1515 NW 21ST AVE #604	PORTLAND OR 97209
73				CURRENT RESIDENT	1515 NW 21ST AVE #608	PORTLAND OR 97209
74				CURRENT RESIDENT	1515 NW 21ST AVE #611	PORTLAND OR 97209
75				CURRENT RESIDENT	1620 NW 21ST AVE	PORTLAND OR 97209
76				CURRENT RESIDENT	1920 NW RALEIGH ST	PORTLAND OR 97209
77				CURRENT RESIDENT	1935 NW RALEIGH ST #2	PORTLAND OR 97209
78				CURRENT RESIDENT	1937 NW QUIMBY ST	PORTLAND OR 97209
79				CURRENT RESIDENT	1945 NW QUIMBY ST	PORTLAND OR 97209
80				CURRENT RESIDENT	1950 NW RALEIGH ST #304	PORTLAND OR 97209
81				CURRENT RESIDENT	1958 NW RALEIGH ST #104	PORTLAND OR 97209
82				CURRENT RESIDENT	1958 NW RALEIGH ST #206	PORTLAND OR 97209
83				CURRENT RESIDENT	1965 NW RALEIGH ST #2	PORTLAND OR 97209
84				CURRENT RESIDENT	1965 NW RALEIGH ST #3	PORTLAND OR 97209
85				CURRENT RESIDENT	1970 NW RALEIGH ST #210	PORTLAND OR 97209
86				CURRENT RESIDENT	1970 NW RALEIGH ST #309	PORTLAND OR 97209
87				CURRENT RESIDENT	1978 NW RALEIGH ST #213	PORTLAND OR 97209
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89				CURRENT RESIDENT	1978 NW RALEIGH ST #316	PORTLAND OR 97209
90				CURRENT RESIDENT	2058 NW QUIMBY ST	PORTLAND OR 97209
91				CURRENT RESIDENT	2060 NW QUIMBY ST	PORTLAND OR 97209
92				CURRENT RESIDENT	2141 NW SAVIER ST	PORTLAND OR 97210
93				CURRENT RESIDENT	1505 NW 19TH AVE	PORTLAND OR 97209
94				CURRENT RESIDENT	1509 NW 19TH AVE	PORTLAND OR 97209
95				CURRENT RESIDENT	1515 NW 21ST AVE #208	PORTLAND OR 97209
96				CURRENT RESIDENT	1515 NW 21ST AVE #306	PORTLAND OR 97209
97				CURRENT RESIDENT	1515 NW 21ST AVE #309	PORTLAND OR 97209
98				CURRENT RESIDENT	1515 NW 21ST AVE #311	PORTLAND OR 97209
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101				CURRENT RESIDENT	1515 NW 21ST AVE #411	PORTLAND OR 97209
102				CURRENT RESIDENT	1515 NW 21ST AVE #415	PORTLAND OR 97209
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105				CURRENT RESIDENT	1515 NW 21ST AVE #605	PORTLAND OR 97209
106				CURRENT RESIDENT	1515 NW 21ST AVE #607	PORTLAND OR 97209
107				CURRENT RESIDENT	1515 NW 21ST AVE #612	PORTLAND OR 97209
108				CURRENT RESIDENT	1635 NW 19TH AVE	PORTLAND OR 97209
109				CURRENT RESIDENT	1655 NW 21ST AVE	PORTLAND OR 97209
110				CURRENT RESIDENT	1911 NW QUIMBY ST	PORTLAND OR 97209
111				CURRENT RESIDENT	1933 NW QUIMBY ST	PORTLAND OR 97209
112				CURRENT RESIDENT	1935 NW RALEIGH ST #3	PORTLAND OR 97209
113				CURRENT RESIDENT	1935 NW RALEIGH ST #4	PORTLAND OR 97209
114				CURRENT RESIDENT	1945 NW RALEIGH ST	PORTLAND OR 97209
115				CURRENT RESIDENT	1955 NW RALEIGH ST #2	PORTLAND OR 97209
116				CURRENT RESIDENT	1958 NW RALEIGH ST #207	PORTLAND OR 97209
117				CURRENT RESIDENT	1958 NW RALEIGH ST #306	PORTLAND OR 97209
118				CURRENT RESIDENT	1965 NW RALEIGH ST #1	PORTLAND OR 97209
119				CURRENT RESIDENT	1970 NW RALEIGH ST #312	PORTLAND OR 97209
120				CURRENT RESIDENT	1978 NW RALEIGH ST #107	PORTLAND OR 97209
121				CURRENT RESIDENT	2030 NW RALEIGH ST	PORTLAND OR 97209
122				CURRENT RESIDENT	2062 NW QUIMBY ST	PORTLAND OR 97209
123				CURRENT RESIDENT	2070 NW QUIMBY ST	PORTLAND OR 97209
124				CURRENT RESIDENT	1420 NW 20TH AVE #101	PORTLAND OR 97209
125				CURRENT RESIDENT	1420 NW 20TH AVE #301	PORTLAND OR 97209
126				CURRENT RESIDENT	1420 NW 20TH AVE #402	PORTLAND OR 97209
127				CURRENT RESIDENT	1420 NW 20TH AVE #501	PORTLAND OR 97209
128				CURRENT RESIDENT	1515 NW 21ST AVE #201	PORTLAND OR 97209
129				CURRENT RESIDENT	1515 NW 21ST AVE #218	PORTLAND OR 97209
130				CURRENT RESIDENT	1515 NW 21ST AVE #219	PORTLAND OR 97209
131				CURRENT RESIDENT	1515 NW 21ST AVE #318	PORTLAND OR 97209
132				CURRENT RESIDENT	1515 NW 21ST AVE #401	PORTLAND OR 97209

	A	B	C	D	E	F
133				CURRENT RESIDENT	1515 NW 21ST AVE #405	PORTLAND OR 97209
134				CURRENT RESIDENT	1515 NW 21ST AVE #511	PORTLAND OR 97209
135				CURRENT RESIDENT	1515 NW 21ST AVE #520	PORTLAND OR 97209
136				CURRENT RESIDENT	1515 NW 21ST AVE #601	PORTLAND OR 97209
137				CURRENT RESIDENT	1515 NW 21ST AVE #618	PORTLAND OR 97209
138				CURRENT RESIDENT	1515 NW 21ST AVE #622	PORTLAND OR 97209
139				CURRENT RESIDENT	1515 NW 21ST AVE #623	PORTLAND OR 97209
140				CURRENT RESIDENT	1520 NW 20TH ST	PORTLAND OR 97209
141				CURRENT RESIDENT	1555 NW 21ST AVE	PORTLAND OR 97209
142				CURRENT RESIDENT	1745 NW 21ST AVE	PORTLAND OR 97209
143				CURRENT RESIDENT	1935 NW RALEIGH ST #1	PORTLAND OR 97209
144				CURRENT RESIDENT	1936 NW RALEIGH ST #2	PORTLAND OR 97209
145				CURRENT RESIDENT	1950 NW RALEIGH ST #203	PORTLAND OR 97209
146				CURRENT RESIDENT	1955 NW RALEIGH ST #1	PORTLAND OR 97209
147				CURRENT RESIDENT	1955 NW RALEIGH ST #3	PORTLAND OR 97209
148				CURRENT RESIDENT	1958 NW RALEIGH ST #208	PORTLAND OR 97209
149				CURRENT RESIDENT	1958 NW RALEIGH ST #308	PORTLAND OR 97209
150				CURRENT RESIDENT	1970 NW RALEIGH ST #106	PORTLAND OR 97209
151				CURRENT RESIDENT	2055 NW SAVIER ST #201	PORTLAND OR 97209
152				CURRENT RESIDENT	2056 NW QUIMBY ST	PORTLAND OR 97209
153				CURRENT RESIDENT	2064 NW QUIMBY ST	PORTLAND OR 97209
154				CURRENT RESIDENT	1615 NW 21ST AVE	PORTLAND OR 97209
155				CURRENT RESIDENT	1645 NW 21ST AVE	PORTLAND OR 97209
156				CURRENT RESIDENT	1745 NW 21ST AVE	PORTLAND OR 97209
157				CURRENT RESIDENT	2111 NW SAVIER ST	PORTLAND OR 97210
158				CURRENT RESIDENT	2139 NW RALEIGH ST	PORTLAND OR 97210
159				CURRENT RESIDENT	2145 NW RALEIGH ST	PORTLAND OR 97210
160				CURRENT RESIDENT	1505 NW 21ST AVE	PORTLAND OR 97209
161				CURRENT RESIDENT	1515 NW 21ST AVE	PORTLAND OR 97209
162				CURRENT RESIDENT	1515 NW 21ST AVE #201	PORTLAND OR 97209
163				CURRENT RESIDENT	1515 NW 21ST AVE #203	PORTLAND OR 97209
164				CURRENT RESIDENT	1515 NW 21ST AVE #205	PORTLAND OR 97209
165				CURRENT RESIDENT	1515 NW 21ST AVE #208	PORTLAND OR 97209
166				CURRENT RESIDENT	1515 NW 21ST AVE #212	PORTLAND OR 97209
167				CURRENT RESIDENT	1515 NW 21ST AVE #218	PORTLAND OR 97209
168				CURRENT RESIDENT	1515 NW 21ST AVE #219	PORTLAND OR 97209
169				CURRENT RESIDENT	1515 NW 21ST AVE #222	PORTLAND OR 97209
170				CURRENT RESIDENT	1515 NW 21ST AVE #304	PORTLAND OR 97209
171				CURRENT RESIDENT	1515 NW 21ST AVE #306	PORTLAND OR 97209
172				CURRENT RESIDENT	1515 NW 21ST AVE #309	PORTLAND OR 97209
173				CURRENT RESIDENT	1515 NW 21ST AVE #311	PORTLAND OR 97209
174				CURRENT RESIDENT	1515 NW 21ST AVE #312	PORTLAND OR 97209
175				CURRENT RESIDENT	1515 NW 21ST AVE #314	PORTLAND OR 97209
176				CURRENT RESIDENT	1515 NW 21ST AVE #315	PORTLAND OR 97209
177				CURRENT RESIDENT	1515 NW 21ST AVE #316	PORTLAND OR 97209
178				CURRENT RESIDENT	1515 NW 21ST AVE #317	PORTLAND OR 97209
179				CURRENT RESIDENT	1515 NW 21ST AVE #318	PORTLAND OR 97209
180				CURRENT RESIDENT	1515 NW 21ST AVE #319	PORTLAND OR 97209
181				CURRENT RESIDENT	1515 NW 21ST AVE #401	PORTLAND OR 97209
182				CURRENT RESIDENT	1515 NW 21ST AVE #402	PORTLAND OR 97209
183				CURRENT RESIDENT	1515 NW 21ST AVE #403	PORTLAND OR 97209
184				CURRENT RESIDENT	1515 NW 21ST AVE #405	PORTLAND OR 97209
185				CURRENT RESIDENT	1515 NW 21ST AVE #409	PORTLAND OR 97209
186				CURRENT RESIDENT	1515 NW 21ST AVE #410	PORTLAND OR 97209
187				CURRENT RESIDENT	1515 NW 21ST AVE #411	PORTLAND OR 97209
188				CURRENT RESIDENT	1515 NW 21ST AVE #412	PORTLAND OR 97209
189				CURRENT RESIDENT	1515 NW 21ST AVE #413	PORTLAND OR 97209
190				CURRENT RESIDENT	1515 NW 21ST AVE #415	PORTLAND OR 97209
191				CURRENT RESIDENT	1515 NW 21ST AVE #421	PORTLAND OR 97209
192				CURRENT RESIDENT	1515 NW 21ST AVE #423	PORTLAND OR 97209
193				CURRENT RESIDENT	1515 NW 21ST AVE #501	PORTLAND OR 97209
194				CURRENT RESIDENT	1515 NW 21ST AVE #502	PORTLAND OR 97209
195				CURRENT RESIDENT	1515 NW 21ST AVE #505	PORTLAND OR 97209
196				CURRENT RESIDENT	1515 NW 21ST AVE #506	PORTLAND OR 97209
197				CURRENT RESIDENT	1515 NW 21ST AVE #509	PORTLAND OR 97209
198				CURRENT RESIDENT	1515 NW 21ST AVE #510	PORTLAND OR 97209

	A	B	C	D	E	F
199				CURRENT RESIDENT	1515 NW 21ST AVE #511	PORTLAND OR 97209
200				CURRENT RESIDENT	1515 NW 21ST AVE #512	PORTLAND OR 97209
201				CURRENT RESIDENT	1515 NW 21ST AVE #513	PORTLAND OR 97209
202				CURRENT RESIDENT	1515 NW 21ST AVE #516	PORTLAND OR 97209
203				CURRENT RESIDENT	1515 NW 21ST AVE #520	PORTLAND OR 97209
204				CURRENT RESIDENT	1515 NW 21ST AVE #521	PORTLAND OR 97209
205				CURRENT RESIDENT	1515 NW 21ST AVE #523	PORTLAND OR 97209
206				CURRENT RESIDENT	1515 NW 21ST AVE #601	PORTLAND OR 97209
207				CURRENT RESIDENT	1515 NW 21ST AVE #604	PORTLAND OR 97209
208				CURRENT RESIDENT	1515 NW 21ST AVE #605	PORTLAND OR 97209
209				CURRENT RESIDENT	1515 NW 21ST AVE #607	PORTLAND OR 97209
210				CURRENT RESIDENT	1515 NW 21ST AVE #608	PORTLAND OR 97209
211				CURRENT RESIDENT	1515 NW 21ST AVE #611	PORTLAND OR 97209
212				CURRENT RESIDENT	1515 NW 21ST AVE #612	PORTLAND OR 97209
213				CURRENT RESIDENT	1515 NW 21ST AVE #615	PORTLAND OR 97209
214				CURRENT RESIDENT	1515 NW 21ST AVE #618	PORTLAND OR 97209
215				CURRENT RESIDENT	1515 NW 21ST AVE #622	PORTLAND OR 97209
216				CURRENT RESIDENT	1515 NW 21ST AVE #623	PORTLAND OR 97209
217				CURRENT RESIDENT	1523 NW 21ST AVE	PORTLAND OR 97209
218				CURRENT RESIDENT	1525 NW 21ST AVE	PORTLAND OR 97209
219				CURRENT RESIDENT	1545 NW 21ST AVE	PORTLAND OR 97209
220				CURRENT RESIDENT	1555 NW 21ST AVE	PORTLAND OR 97209
221				CURRENT RESIDENT	1565 NW 21ST AVE	PORTLAND OR 97209
222				CURRENT RESIDENT	1915 NW SAVIER ST	PORTLAND OR 97209
223				CURRENT RESIDENT	2055 NW SAVIER ST	PORTLAND OR 97209
224				CURRENT RESIDENT	2055 NW SAVIER ST #201	PORTLAND OR 97209
225				CURRENT RESIDENT	1420 NW 20TH AVE #101	PORTLAND OR 97209
226				CURRENT RESIDENT	1420 NW 20TH AVE #102	PORTLAND OR 97209
227				CURRENT RESIDENT	1420 NW 20TH AVE #103	PORTLAND OR 97209
228				CURRENT RESIDENT	1420 NW 20TH AVE #201	PORTLAND OR 97209
229				CURRENT RESIDENT	1420 NW 20TH AVE #202	PORTLAND OR 97209
230				CURRENT RESIDENT	1420 NW 20TH AVE #203	PORTLAND OR 97209
231				CURRENT RESIDENT	1420 NW 20TH AVE #204	PORTLAND OR 97209
232				CURRENT RESIDENT	1420 NW 20TH AVE #205	PORTLAND OR 97209
233				CURRENT RESIDENT	1420 NW 20TH AVE #206	PORTLAND OR 97209
234				CURRENT RESIDENT	1420 NW 20TH AVE #207	PORTLAND OR 97209
235				CURRENT RESIDENT	1420 NW 20TH AVE #301	PORTLAND OR 97209
236				CURRENT RESIDENT	1420 NW 20TH AVE #302	PORTLAND OR 97209
237				CURRENT RESIDENT	1420 NW 20TH AVE #303	PORTLAND OR 97209
238				CURRENT RESIDENT	1420 NW 20TH AVE #304	PORTLAND OR 97209
239				CURRENT RESIDENT	1420 NW 20TH AVE #305	PORTLAND OR 97209
240				CURRENT RESIDENT	1420 NW 20TH AVE #306	PORTLAND OR 97209
241				CURRENT RESIDENT	1420 NW 20TH AVE #307	PORTLAND OR 97209
242				CURRENT RESIDENT	1420 NW 20TH AVE #401	PORTLAND OR 97209
243				CURRENT RESIDENT	1420 NW 20TH AVE #402	PORTLAND OR 97209
244				CURRENT RESIDENT	1420 NW 20TH AVE #403	PORTLAND OR 97209
245				CURRENT RESIDENT	1420 NW 20TH AVE #501	PORTLAND OR 97209
246				CURRENT RESIDENT	1420 NW 20TH AVE #502	PORTLAND OR 97209
247				CURRENT RESIDENT	1420 NW 20TH AVE #503	PORTLAND OR 97209
248				CURRENT RESIDENT	1420 NW 20TH AVE #504	PORTLAND OR 97209
249				CURRENT RESIDENT	1420 NW 20TH AVE #505	PORTLAND OR 97209
250				CURRENT RESIDENT	1505 NW 19TH AVE	PORTLAND OR 97209
251				CURRENT RESIDENT	1509 NW 19TH AVE	PORTLAND OR 97209
252				CURRENT RESIDENT	1515 NW 19TH AVE	PORTLAND OR 97209
253				CURRENT RESIDENT	1520 NW 20TH ST	PORTLAND OR 97209
254				CURRENT RESIDENT	1539 NW 19TH AVE	PORTLAND OR 97209
255				CURRENT RESIDENT	1635 NW 19TH AVE	PORTLAND OR 97209
256				CURRENT RESIDENT	1650 NW 21ST AVE	PORTLAND OR 97209
257				CURRENT RESIDENT	1911 NW QUIMBY ST	PORTLAND OR 97209
258				CURRENT RESIDENT	1919 NW QUIMBY ST	PORTLAND OR 97209
259				CURRENT RESIDENT	1920 NW RALEIGH ST	PORTLAND OR 97209
260				CURRENT RESIDENT	1933 NW QUIMBY ST	PORTLAND OR 97209
261				CURRENT RESIDENT	1935 NW RALEIGH ST	PORTLAND OR 97209
262				CURRENT RESIDENT	1935 NW RALEIGH ST #1	PORTLAND OR 97209
263				CURRENT RESIDENT	1935 NW RALEIGH ST #2	PORTLAND OR 97209
264				CURRENT RESIDENT	1935 NW RALEIGH ST #3	PORTLAND OR 97209

	A	B	C	D	E	F
265				CURRENT RESIDENT	1935 NW RALEIGH ST #4	PORTLAND OR 97209
266				CURRENT RESIDENT	1936 NW RALEIGH ST	PORTLAND OR 97209
267				CURRENT RESIDENT	1936 NW RALEIGH ST #1	PORTLAND OR 97209
268				CURRENT RESIDENT	1936 NW RALEIGH ST #2	PORTLAND OR 97209
269				CURRENT RESIDENT	1936 NW RALEIGH ST #3	PORTLAND OR 97209
270				CURRENT RESIDENT	1936 NW RALEIGH ST #4	PORTLAND OR 97209
271				CURRENT RESIDENT	1937 NW QUIMBY ST	PORTLAND OR 97209
272				CURRENT RESIDENT	1941 NW QUIMBY ST	PORTLAND OR 97209
273				CURRENT RESIDENT	1945 NW QUIMBY ST	PORTLAND OR 97209
274				CURRENT RESIDENT	1945 NW RALEIGH ST	PORTLAND OR 97209
275				CURRENT RESIDENT	1947 NW QUIMBY ST	PORTLAND OR 97209
276				CURRENT RESIDENT	1950 NW RALEIGH ST	PORTLAND OR 97209
277				CURRENT RESIDENT	1950 NW RALEIGH ST #101	PORTLAND OR 97209
278				CURRENT RESIDENT	1950 NW RALEIGH ST #202	PORTLAND OR 97209
279				CURRENT RESIDENT	1950 NW RALEIGH ST #203	PORTLAND OR 97209
280				CURRENT RESIDENT	1950 NW RALEIGH ST #304	PORTLAND OR 97209
281				CURRENT RESIDENT	1955 NW RALEIGH ST	PORTLAND OR 97209
282				CURRENT RESIDENT	1955 NW RALEIGH ST #1	PORTLAND OR 97209
283				CURRENT RESIDENT	1955 NW RALEIGH ST #2	PORTLAND OR 97209
284				CURRENT RESIDENT	1955 NW RALEIGH ST #3	PORTLAND OR 97209
285				CURRENT RESIDENT	1955 NW RALEIGH ST #4	PORTLAND OR 97209
286				CURRENT RESIDENT	1958 NW RALEIGH ST #104	PORTLAND OR 97209
287				CURRENT RESIDENT	1958 NW RALEIGH ST #206	PORTLAND OR 97209
288				CURRENT RESIDENT	1958 NW RALEIGH ST #207	PORTLAND OR 97209
289				CURRENT RESIDENT	1958 NW RALEIGH ST #208	PORTLAND OR 97209
290				CURRENT RESIDENT	1958 NW RALEIGH ST #306	PORTLAND OR 97209
291				CURRENT RESIDENT	1958 NW RALEIGH ST #308	PORTLAND OR 97209
292				CURRENT RESIDENT	1965 NW RALEIGH ST	PORTLAND OR 97209
293				CURRENT RESIDENT	1965 NW RALEIGH ST #1	PORTLAND OR 97209
294				CURRENT RESIDENT	1965 NW RALEIGH ST #2	PORTLAND OR 97209
295				CURRENT RESIDENT	1965 NW RALEIGH ST #3	PORTLAND OR 97209
296				CURRENT RESIDENT	1965 NW RALEIGH ST #4	PORTLAND OR 97209
297				CURRENT RESIDENT	1970 NW RALEIGH ST	PORTLAND OR 97209
298				CURRENT RESIDENT	1970 NW RALEIGH ST #106	PORTLAND OR 97209
299				CURRENT RESIDENT	1970 NW RALEIGH ST #210	PORTLAND OR 97209
300				CURRENT RESIDENT	1970 NW RALEIGH ST #211	PORTLAND OR 97209
301				CURRENT RESIDENT	1970 NW RALEIGH ST #309	PORTLAND OR 97209
302				CURRENT RESIDENT	1970 NW RALEIGH ST #312	PORTLAND OR 97209
303				CURRENT RESIDENT	1978 NW RALEIGH ST #107	PORTLAND OR 97209
304				CURRENT RESIDENT	1978 NW RALEIGH ST #213	PORTLAND OR 97209
305				CURRENT RESIDENT	1978 NW RALEIGH ST #216	PORTLAND OR 97209
306				CURRENT RESIDENT	1978 NW RALEIGH ST #313	PORTLAND OR 97209
307				CURRENT RESIDENT	1978 NW RALEIGH ST #316	PORTLAND OR 97209
308				CURRENT RESIDENT	2050 NW RALEIGH ST	PORTLAND OR 97209
309				CURRENT RESIDENT	2121 NW RALEIGH ST	PORTLAND OR 97210
310				CURRENT RESIDENT	2121 NW SAVIER ST	PORTLAND OR 97210
311				CURRENT RESIDENT	2140 NW SAVIER ST	PORTLAND OR 97210
312				CURRENT RESIDENT	1420 NW 20TH AVE	PORTLAND OR 97209
313				CURRENT RESIDENT	1535 NW 21ST AVE	PORTLAND OR 97209
314				CURRENT RESIDENT	1580 NW 21ST AVE	PORTLAND OR 97209
315				CURRENT RESIDENT	1620 NW 21ST AVE	PORTLAND OR 97209
316				CURRENT RESIDENT	1655 NW 21ST AVE	PORTLAND OR 97209
317				CURRENT RESIDENT	1685 NW 21ST AVE	PORTLAND OR 97209
318				CURRENT RESIDENT	1740 NW 20TH AVE	PORTLAND OR 97209
319				CURRENT RESIDENT	1915 NW QUIMBY ST	PORTLAND OR 97209
320				CURRENT RESIDENT	1958 NW RALEIGH ST	PORTLAND OR 97209
321				CURRENT RESIDENT	1978 NW RALEIGH ST	PORTLAND OR 97209
322				CURRENT RESIDENT	1985 NW SAVIER ST	PORTLAND OR 97209
323				CURRENT RESIDENT	1988 NW SAVIER ST	PORTLAND OR 97209
324				CURRENT RESIDENT	2030 NW RALEIGH ST	PORTLAND OR 97209
325				CURRENT RESIDENT	2056 NW QUIMBY ST	PORTLAND OR 97209
326				CURRENT RESIDENT	2058 NW QUIMBY ST	PORTLAND OR 97209
327				CURRENT RESIDENT	2060 NW QUIMBY ST	PORTLAND OR 97209
328				CURRENT RESIDENT	2062 NW QUIMBY ST	PORTLAND OR 97209
329				CURRENT RESIDENT	2064 NW QUIMBY ST	PORTLAND OR 97209
330				CURRENT RESIDENT	2070 NW QUIMBY ST	PORTLAND OR 97209

	A	B	C	D	E	F
331				CURRENT RESIDENT	2085 NW RALEIGH ST	PORTLAND OR 97209
332				CURRENT RESIDENT	2110 NW RALEIGH ST	PORTLAND OR 97210
333				CURRENT RESIDENT	2125 NW RALEIGH ST	PORTLAND OR 97210
334				CURRENT RESIDENT	2141 NW SAVIER ST	PORTLAND OR 97210
335	RETURN SERVICE REQUESTED		OWNER	PREG NW PORTLAND LLC	1900 S NORFOLK ST #150	SAN MATEO CA 94403-1161
336	RETURN SERVICE REQUESTED	APPLICANT	SERA ARCHITECTS	SCHULTZ KURT	600 SW 10TH AVE #500	PORTLAND OR 97205
337	RETURN SERVICE REQUESTED	DEVELOPER	CAIRN PACIFIC	SANTANA JAMES	2175 NW RALEIGH ST #104	PORTLAND OR 97210
338	RETURN SERVICE REQUESTED	PARTY OF INTEREST	PROMETHEUS REAL ESTATE GROUP INC	NASH TIM	1900 SOUTH NORFOLK ST #150	SAN MATEO CA 94403
339	RETURN SERVICE REQUESTED		NEIGHBORS WEST/NORTHWEST	GARRETT DARLENE URBAN	2257 NW RALEIGH ST	PORTLAND OR 97210
340	RETURN SERVICE REQUESTED		LAND USE CONTACT	NORTHWEST BUSINESS ASSOCIATION	25 NE 23RD PL #6 PMB 217	PORTLAND OR 97210
341	RETURN SERVICE REQUESTED		NORTHWEST DISTRICT ASSOCIATION	THEISEN GREG	2257 NW RALEIGH ST	PORTLAND OR 97210
342	RETURN SERVICE REQUESTED			DOUG KLOTZ	1908 SE 35TH PLACE	PORTLAND OR 97214
343	RETURN SERVICE REQUESTED		LAND USE CONTACT	TRANSIT DEVELOPMENT	1800 SW FIRST AVE #300	PORTLAND OR 97201
344	RETURN SERVICE REQUESTED		PORTLAND METRO REGIONAL SOLUTIONS	C/O DLCD REGIONAL REPRESENTATIVE	1600 SW FOURTH AVE #109	PORTLAND OR 97201
345	RETURN SERVICE REQUESTED		LAND USE CONTACT	STATE HISTORIC PRESERVATION OFFICE	725 SUMMER NE #C	SALEM OR 97301
346	RETURN SERVICE REQUESTED		LAND USE CONTACT	AIA URBAN DESIGN COMMITTEE	422 NW 13TH AVE	PORTLAND OR 97209
347				LAND USE CONTACT	PROSPER PORTLAND	129/PROSPER
348					DAWN KRANTZ	B299/R5000
349					HEARINGS CLERK	B299/R3000
350					BRANDON SPENCER-HARTLE	B299/R7000

	A	B	C	D	E	F
1	ENDORSEMENT	INFO1	INFO2	NAME	ADDRESS/IO ADDRESS	CITYSTATEZIP/ADDRESSEE
2	RETURN SERVICE REQUESTED		1N1E28CD 2300	CDI EPIC LLC	14400 METCALF AVE	OVERLAND PARK KS 66223
3	RETURN SERVICE REQUESTED		1N1E28CD 2300	GXO LOGISTICS WORLDWIDE LLC	11215 N COMMUNITY HOUSE RD	CHARLOTTE NC 28277
4	RETURN SERVICE REQUESTED		1N1E28CD 2300	AVAYA INC	350 MOUNT KEMBLE AVE	MORRISTOWN NJ 07960
5	RETURN SERVICE REQUESTED		1N1E28CD 2500	HANCOCK EAT LL HAWKINS LLC	1515 NW 21ST AVE	PORTLAND OR 97209
6	RETURN SERVICE REQUESTED		1N1E28CD 2500	CONSOLIDATED FEDERAL CREDIT UNION	1033 NE 6TH AVE	PORTLAND OR 97232
7	RETURN SERVICE REQUESTED	1N1E28CD 4400	EC REAL ESTATE CO	C/O EC COMPANY	PO BOX 10286	PORTLAND OR 97296
8	RETURN SERVICE REQUESTED	1N1E28CD 80000 BLOCK 292W CONDO	OWNERS ASSOC ATTN SALTWOOD N LLC	C/O PROMETHEUS REAL ESTATE GROUP	1900 S NORFOLK ST #150	SAN MATEO CA 94403-1161
9	RETURN SERVICE REQUESTED	1N1E28CD 90000	BLOCK 294-295 CONDOMINIUM OWNERS'	ASSOCIATION INC	2121 NW RALEIGH ST	PORTLAND OR 97209
10	RETURN SERVICE REQUESTED	1N1E28CD 3500	CI-GS SLABTOWN LLC	C/O GREYSTAR DEVELOPMENT WEST LLC	450 SANSOME ST #500	SAN FRANCISCO CA 94111-3306
11	RETURN SERVICE REQUESTED		1N1E28DC 4200	CESERANI JOHN P ET AL	2681 NW BIRKENDENE ST	PORTLAND OR 97229
12	RETURN SERVICE REQUESTED		1N1E28DC 4300	HALTON FINDLAY PROPERTIES LLC	4850 SW SCHOLLS FERRY RD STE 110	PORTLAND OR 97225
13	RETURN SERVICE REQUESTED		1N1E28DC 5900	CAPITAL PROPERTY MGMT SVCS INC	1539 NW 19TH AVE	PORTLAND OR 97209
14	RETURN SERVICE REQUESTED		1N1E28DC 5900	AJL ENTERPRISES LLC	2058 WHY WORRY LN	EUGENE OR 97405
15	RETURN SERVICE REQUESTED		1N1E28DC 5900	HUEN LLC	PO BOX 29168	PORTLAND OR 97296-9168
16	RETURN SERVICE REQUESTED		1N1E28DC 6000	DENNIS J MC AULIFFE LIV TR	14261 UPLANDS DR	LAKE OSWEGO OR 97034
17	RETURN SERVICE REQUESTED		1N1E33AB 80001	ILES FAMILY TR	324 33RD AVE	SANTA CRUZ CA 95062
18	RETURN SERVICE REQUESTED		1N1E33AB 80006	CIRINO ANTHONY C	1420 NW 20TH AVE #203	PORTLAND OR 97209-1676
19	RETURN SERVICE REQUESTED		1N1E33AB 80012	GLAZER SCOTT M & SCHRICKER ANITA J	1420 NW 20TH AVE #302	PORTLAND OR 97209
20	RETURN SERVICE REQUESTED		1N1E33AB 80014	DAMRON ELIZABETH VALES	1420 NW 20TH AVE #304	PORTLAND OR 97209-1677
21	RETURN SERVICE REQUESTED		1N1E33AB 80022	BATH ROOPJEET K & BATH SURINDER K	1420 NW 20TH AVE #502	PORTLAND OR 97209
22	RETURN SERVICE REQUESTED		1N1E33AB 80023	BROWN VICTORIA J	1420 NW 20TH AVE UNIT 503	PORTLAND OR 97209
23	RETURN SERVICE REQUESTED	1N1E33BA 102	BLOCK 290 LLC	GUARDIAN REAL ESTATE SERVICES LLC	PO BOX 4138	PORTLAND OR 97208
24	RETURN SERVICE REQUESTED	1N1E33BA 105	FREEWELL APARTMENTS LLC C/O	PROMETHEUS REAL ESTATE GROUP INC	1900 S NORFOLK ST #150	SAN MATEO CA 94403
25				CURRENT RESIDENT	1420 NW 20TH AVE #102	PORTLAND OR 97209
26				CURRENT RESIDENT	1420 NW 20TH AVE #103	PORTLAND OR 97209
27				CURRENT RESIDENT	1420 NW 20TH AVE #303	PORTLAND OR 97209
28				CURRENT RESIDENT	1420 NW 20TH AVE #305	PORTLAND OR 97209
29				CURRENT RESIDENT	1420 NW 20TH AVE #503	PORTLAND OR 97209
30				CURRENT RESIDENT	1515 NW 21ST AVE #203	PORTLAND OR 97209
31				CURRENT RESIDENT	1515 NW 21ST AVE #312	PORTLAND OR 97209
32				CURRENT RESIDENT	1515 NW 21ST AVE #402	PORTLAND OR 97209
33				CURRENT RESIDENT	1515 NW 21ST AVE #403	PORTLAND OR 97209
34				CURRENT RESIDENT	1515 NW 21ST AVE #505	PORTLAND OR 97209
35				CURRENT RESIDENT	1515 NW 21ST AVE #506	PORTLAND OR 97209
36				CURRENT RESIDENT	1515 NW 21ST AVE #509	PORTLAND OR 97209
37				CURRENT RESIDENT	1515 NW 21ST AVE #510	PORTLAND OR 97209
38				CURRENT RESIDENT	1515 NW 21ST AVE #512	PORTLAND OR 97209
39				CURRENT RESIDENT	1515 NW 21ST AVE #516	PORTLAND OR 97209
40				CURRENT RESIDENT	1515 NW 21ST AVE #521	PORTLAND OR 97209
41				CURRENT RESIDENT	1515 NW 21ST AVE #615	PORTLAND OR 97209
42				CURRENT RESIDENT	1525 NW 21ST AVE	PORTLAND OR 97209
43				CURRENT RESIDENT	1535 NW 21ST AVE	PORTLAND OR 97209
44				CURRENT RESIDENT	1645 NW 21ST AVE	PORTLAND OR 97209
45				CURRENT RESIDENT	1936 NW RALEIGH ST #1	PORTLAND OR 97209
46				CURRENT RESIDENT	1936 NW RALEIGH ST #3	PORTLAND OR 97209
47				CURRENT RESIDENT	1936 NW RALEIGH ST #4	PORTLAND OR 97209
48				CURRENT RESIDENT	1950 NW RALEIGH ST #101	PORTLAND OR 97209
49				CURRENT RESIDENT	1950 NW RALEIGH ST #202	PORTLAND OR 97209
50				CURRENT RESIDENT	1955 NW RALEIGH ST #4	PORTLAND OR 97209
51				CURRENT RESIDENT	1965 NW RALEIGH ST #4	PORTLAND OR 97209
52				CURRENT RESIDENT	1970 NW RALEIGH ST #211	PORTLAND OR 97209
53				CURRENT RESIDENT	1978 NW RALEIGH ST #313	PORTLAND OR 97209
54				CURRENT RESIDENT	2110 NW RALEIGH ST	PORTLAND OR 97210
55				CURRENT RESIDENT	2145 NW RALEIGH ST	PORTLAND OR 97210
56				CURRENT RESIDENT	1505 NW 21ST AVE	PORTLAND OR 97209
57				CURRENT RESIDENT	1515 NW 21ST AVE #205	PORTLAND OR 97209
58				CURRENT RESIDENT	1515 NW 21ST AVE #212	PORTLAND OR 97209
59				CURRENT RESIDENT	1515 NW 21ST AVE #222	PORTLAND OR 97209
60				CURRENT RESIDENT	1515 NW 21ST AVE #304	PORTLAND OR 97209
61				CURRENT RESIDENT	1515 NW 21ST AVE #315	PORTLAND OR 97209
62				CURRENT RESIDENT	1515 NW 21ST AVE #316	PORTLAND OR 97209
63				CURRENT RESIDENT	1515 NW 21ST AVE #317	PORTLAND OR 97209
64				CURRENT RESIDENT	1515 NW 21ST AVE #319	PORTLAND OR 97209
65				CURRENT RESIDENT	1515 NW 21ST AVE #410	PORTLAND OR 97209
66				CURRENT RESIDENT	1515 NW 21ST AVE #412	PORTLAND OR 97209

	A	B	C	D	E	F
67				CURRENT RESIDENT	1515 NW 21ST AVE #413	PORTLAND OR 97209
68				CURRENT RESIDENT	1515 NW 21ST AVE #423	PORTLAND OR 97209
69				CURRENT RESIDENT	1515 NW 21ST AVE #501	PORTLAND OR 97209
70				CURRENT RESIDENT	1515 NW 21ST AVE #513	PORTLAND OR 97209
71				CURRENT RESIDENT	1515 NW 21ST AVE #523	PORTLAND OR 97209
72				CURRENT RESIDENT	1515 NW 21ST AVE #604	PORTLAND OR 97209
73				CURRENT RESIDENT	1515 NW 21ST AVE #608	PORTLAND OR 97209
74				CURRENT RESIDENT	1515 NW 21ST AVE #611	PORTLAND OR 97209
75				CURRENT RESIDENT	1620 NW 21ST AVE	PORTLAND OR 97209
76				CURRENT RESIDENT	1920 NW RALEIGH ST	PORTLAND OR 97209
77				CURRENT RESIDENT	1935 NW RALEIGH ST #2	PORTLAND OR 97209
78				CURRENT RESIDENT	1937 NW QUIMBY ST	PORTLAND OR 97209
79				CURRENT RESIDENT	1945 NW QUIMBY ST	PORTLAND OR 97209
80				CURRENT RESIDENT	1950 NW RALEIGH ST #304	PORTLAND OR 97209
81				CURRENT RESIDENT	1958 NW RALEIGH ST #104	PORTLAND OR 97209
82				CURRENT RESIDENT	1958 NW RALEIGH ST #206	PORTLAND OR 97209
83				CURRENT RESIDENT	1965 NW RALEIGH ST #2	PORTLAND OR 97209
84				CURRENT RESIDENT	1965 NW RALEIGH ST #3	PORTLAND OR 97209
85				CURRENT RESIDENT	1970 NW RALEIGH ST #210	PORTLAND OR 97209
86				CURRENT RESIDENT	1970 NW RALEIGH ST #309	PORTLAND OR 97209
87				CURRENT RESIDENT	1978 NW RALEIGH ST #213	PORTLAND OR 97209
88				CURRENT RESIDENT	1978 NW RALEIGH ST #216	PORTLAND OR 97209
89				CURRENT RESIDENT	1978 NW RALEIGH ST #316	PORTLAND OR 97209
90				CURRENT RESIDENT	2058 NW QUIMBY ST	PORTLAND OR 97209
91				CURRENT RESIDENT	2060 NW QUIMBY ST	PORTLAND OR 97209
92				CURRENT RESIDENT	2141 NW SAVIER ST	PORTLAND OR 97210
93				CURRENT RESIDENT	1505 NW 19TH AVE	PORTLAND OR 97209
94				CURRENT RESIDENT	1509 NW 19TH AVE	PORTLAND OR 97209
95				CURRENT RESIDENT	1515 NW 21ST AVE #208	PORTLAND OR 97209
96				CURRENT RESIDENT	1515 NW 21ST AVE #306	PORTLAND OR 97209
97				CURRENT RESIDENT	1515 NW 21ST AVE #309	PORTLAND OR 97209
98				CURRENT RESIDENT	1515 NW 21ST AVE #311	PORTLAND OR 97209
99				CURRENT RESIDENT	1515 NW 21ST AVE #314	PORTLAND OR 97209
100				CURRENT RESIDENT	1515 NW 21ST AVE #409	PORTLAND OR 97209
101				CURRENT RESIDENT	1515 NW 21ST AVE #411	PORTLAND OR 97209
102				CURRENT RESIDENT	1515 NW 21ST AVE #415	PORTLAND OR 97209
103				CURRENT RESIDENT	1515 NW 21ST AVE #421	PORTLAND OR 97209
104				CURRENT RESIDENT	1515 NW 21ST AVE #502	PORTLAND OR 97209
105				CURRENT RESIDENT	1515 NW 21ST AVE #605	PORTLAND OR 97209
106				CURRENT RESIDENT	1515 NW 21ST AVE #607	PORTLAND OR 97209
107				CURRENT RESIDENT	1515 NW 21ST AVE #612	PORTLAND OR 97209
108				CURRENT RESIDENT	1635 NW 19TH AVE	PORTLAND OR 97209
109				CURRENT RESIDENT	1655 NW 21ST AVE	PORTLAND OR 97209
110				CURRENT RESIDENT	1911 NW QUIMBY ST	PORTLAND OR 97209
111				CURRENT RESIDENT	1933 NW QUIMBY ST	PORTLAND OR 97209
112				CURRENT RESIDENT	1935 NW RALEIGH ST #3	PORTLAND OR 97209
113				CURRENT RESIDENT	1935 NW RALEIGH ST #4	PORTLAND OR 97209
114				CURRENT RESIDENT	1945 NW RALEIGH ST	PORTLAND OR 97209
115				CURRENT RESIDENT	1955 NW RALEIGH ST #2	PORTLAND OR 97209
116				CURRENT RESIDENT	1958 NW RALEIGH ST #207	PORTLAND OR 97209
117				CURRENT RESIDENT	1958 NW RALEIGH ST #306	PORTLAND OR 97209
118				CURRENT RESIDENT	1965 NW RALEIGH ST #1	PORTLAND OR 97209
119				CURRENT RESIDENT	1970 NW RALEIGH ST #312	PORTLAND OR 97209
120				CURRENT RESIDENT	1978 NW RALEIGH ST #107	PORTLAND OR 97209
121				CURRENT RESIDENT	2030 NW RALEIGH ST	PORTLAND OR 97209
122				CURRENT RESIDENT	2062 NW QUIMBY ST	PORTLAND OR 97209
123				CURRENT RESIDENT	2070 NW QUIMBY ST	PORTLAND OR 97209
124				CURRENT RESIDENT	1420 NW 20TH AVE #101	PORTLAND OR 97209
125				CURRENT RESIDENT	1420 NW 20TH AVE #301	PORTLAND OR 97209
126				CURRENT RESIDENT	1420 NW 20TH AVE #402	PORTLAND OR 97209
127				CURRENT RESIDENT	1420 NW 20TH AVE #501	PORTLAND OR 97209
128				CURRENT RESIDENT	1515 NW 21ST AVE #201	PORTLAND OR 97209
129				CURRENT RESIDENT	1515 NW 21ST AVE #218	PORTLAND OR 97209
130				CURRENT RESIDENT	1515 NW 21ST AVE #219	PORTLAND OR 97209
131				CURRENT RESIDENT	1515 NW 21ST AVE #318	PORTLAND OR 97209
132				CURRENT RESIDENT	1515 NW 21ST AVE #401	PORTLAND OR 97209

	A	B	C	D	E	F
133				CURRENT RESIDENT	1515 NW 21ST AVE #405	PORTLAND OR 97209
134				CURRENT RESIDENT	1515 NW 21ST AVE #511	PORTLAND OR 97209
135				CURRENT RESIDENT	1515 NW 21ST AVE #520	PORTLAND OR 97209
136				CURRENT RESIDENT	1515 NW 21ST AVE #601	PORTLAND OR 97209
137				CURRENT RESIDENT	1515 NW 21ST AVE #618	PORTLAND OR 97209
138				CURRENT RESIDENT	1515 NW 21ST AVE #622	PORTLAND OR 97209
139				CURRENT RESIDENT	1515 NW 21ST AVE #623	PORTLAND OR 97209
140				CURRENT RESIDENT	1520 NW 20TH ST	PORTLAND OR 97209
141				CURRENT RESIDENT	1555 NW 21ST AVE	PORTLAND OR 97209
142				CURRENT RESIDENT	1745 NW 21ST AVE	PORTLAND OR 97209
143				CURRENT RESIDENT	1935 NW RALEIGH ST #1	PORTLAND OR 97209
144				CURRENT RESIDENT	1936 NW RALEIGH ST #2	PORTLAND OR 97209
145				CURRENT RESIDENT	1950 NW RALEIGH ST #203	PORTLAND OR 97209
146				CURRENT RESIDENT	1955 NW RALEIGH ST #1	PORTLAND OR 97209
147				CURRENT RESIDENT	1955 NW RALEIGH ST #3	PORTLAND OR 97209
148				CURRENT RESIDENT	1958 NW RALEIGH ST #208	PORTLAND OR 97209
149				CURRENT RESIDENT	1958 NW RALEIGH ST #308	PORTLAND OR 97209
150				CURRENT RESIDENT	1970 NW RALEIGH ST #106	PORTLAND OR 97209
151				CURRENT RESIDENT	2055 NW SAVIER ST #201	PORTLAND OR 97209
152				CURRENT RESIDENT	2056 NW QUIMBY ST	PORTLAND OR 97209
153				CURRENT RESIDENT	2064 NW QUIMBY ST	PORTLAND OR 97209
154				CURRENT RESIDENT	1615 NW 21ST AVE	PORTLAND OR 97209
155				CURRENT RESIDENT	1645 NW 21ST AVE	PORTLAND OR 97209
156				CURRENT RESIDENT	1745 NW 21ST AVE	PORTLAND OR 97209
157				CURRENT RESIDENT	2111 NW SAVIER ST	PORTLAND OR 97210
158				CURRENT RESIDENT	2139 NW RALEIGH ST	PORTLAND OR 97210
159				CURRENT RESIDENT	2145 NW RALEIGH ST	PORTLAND OR 97210
160				CURRENT RESIDENT	1505 NW 21ST AVE	PORTLAND OR 97209
161				CURRENT RESIDENT	1515 NW 21ST AVE	PORTLAND OR 97209
162				CURRENT RESIDENT	1515 NW 21ST AVE #201	PORTLAND OR 97209
163				CURRENT RESIDENT	1515 NW 21ST AVE #203	PORTLAND OR 97209
164				CURRENT RESIDENT	1515 NW 21ST AVE #205	PORTLAND OR 97209
165				CURRENT RESIDENT	1515 NW 21ST AVE #208	PORTLAND OR 97209
166				CURRENT RESIDENT	1515 NW 21ST AVE #212	PORTLAND OR 97209
167				CURRENT RESIDENT	1515 NW 21ST AVE #218	PORTLAND OR 97209
168				CURRENT RESIDENT	1515 NW 21ST AVE #219	PORTLAND OR 97209
169				CURRENT RESIDENT	1515 NW 21ST AVE #222	PORTLAND OR 97209
170				CURRENT RESIDENT	1515 NW 21ST AVE #304	PORTLAND OR 97209
171				CURRENT RESIDENT	1515 NW 21ST AVE #306	PORTLAND OR 97209
172				CURRENT RESIDENT	1515 NW 21ST AVE #309	PORTLAND OR 97209
173				CURRENT RESIDENT	1515 NW 21ST AVE #311	PORTLAND OR 97209
174				CURRENT RESIDENT	1515 NW 21ST AVE #312	PORTLAND OR 97209
175				CURRENT RESIDENT	1515 NW 21ST AVE #314	PORTLAND OR 97209
176				CURRENT RESIDENT	1515 NW 21ST AVE #315	PORTLAND OR 97209
177				CURRENT RESIDENT	1515 NW 21ST AVE #316	PORTLAND OR 97209
178				CURRENT RESIDENT	1515 NW 21ST AVE #317	PORTLAND OR 97209
179				CURRENT RESIDENT	1515 NW 21ST AVE #318	PORTLAND OR 97209
180				CURRENT RESIDENT	1515 NW 21ST AVE #319	PORTLAND OR 97209
181				CURRENT RESIDENT	1515 NW 21ST AVE #401	PORTLAND OR 97209
182				CURRENT RESIDENT	1515 NW 21ST AVE #402	PORTLAND OR 97209
183				CURRENT RESIDENT	1515 NW 21ST AVE #403	PORTLAND OR 97209
184				CURRENT RESIDENT	1515 NW 21ST AVE #405	PORTLAND OR 97209
185				CURRENT RESIDENT	1515 NW 21ST AVE #409	PORTLAND OR 97209
186				CURRENT RESIDENT	1515 NW 21ST AVE #410	PORTLAND OR 97209
187				CURRENT RESIDENT	1515 NW 21ST AVE #411	PORTLAND OR 97209
188				CURRENT RESIDENT	1515 NW 21ST AVE #412	PORTLAND OR 97209
189				CURRENT RESIDENT	1515 NW 21ST AVE #413	PORTLAND OR 97209
190				CURRENT RESIDENT	1515 NW 21ST AVE #415	PORTLAND OR 97209
191				CURRENT RESIDENT	1515 NW 21ST AVE #421	PORTLAND OR 97209
192				CURRENT RESIDENT	1515 NW 21ST AVE #423	PORTLAND OR 97209
193				CURRENT RESIDENT	1515 NW 21ST AVE #501	PORTLAND OR 97209
194				CURRENT RESIDENT	1515 NW 21ST AVE #502	PORTLAND OR 97209
195				CURRENT RESIDENT	1515 NW 21ST AVE #505	PORTLAND OR 97209
196				CURRENT RESIDENT	1515 NW 21ST AVE #506	PORTLAND OR 97209
197				CURRENT RESIDENT	1515 NW 21ST AVE #509	PORTLAND OR 97209
198				CURRENT RESIDENT	1515 NW 21ST AVE #510	PORTLAND OR 97209

	A	B	C	D	E	F
199				CURRENT RESIDENT	1515 NW 21ST AVE #511	PORTLAND OR 97209
200				CURRENT RESIDENT	1515 NW 21ST AVE #512	PORTLAND OR 97209
201				CURRENT RESIDENT	1515 NW 21ST AVE #513	PORTLAND OR 97209
202				CURRENT RESIDENT	1515 NW 21ST AVE #516	PORTLAND OR 97209
203				CURRENT RESIDENT	1515 NW 21ST AVE #520	PORTLAND OR 97209
204				CURRENT RESIDENT	1515 NW 21ST AVE #521	PORTLAND OR 97209
205				CURRENT RESIDENT	1515 NW 21ST AVE #523	PORTLAND OR 97209
206				CURRENT RESIDENT	1515 NW 21ST AVE #601	PORTLAND OR 97209
207				CURRENT RESIDENT	1515 NW 21ST AVE #604	PORTLAND OR 97209
208				CURRENT RESIDENT	1515 NW 21ST AVE #605	PORTLAND OR 97209
209				CURRENT RESIDENT	1515 NW 21ST AVE #607	PORTLAND OR 97209
210				CURRENT RESIDENT	1515 NW 21ST AVE #608	PORTLAND OR 97209
211				CURRENT RESIDENT	1515 NW 21ST AVE #611	PORTLAND OR 97209
212				CURRENT RESIDENT	1515 NW 21ST AVE #612	PORTLAND OR 97209
213				CURRENT RESIDENT	1515 NW 21ST AVE #615	PORTLAND OR 97209
214				CURRENT RESIDENT	1515 NW 21ST AVE #618	PORTLAND OR 97209
215				CURRENT RESIDENT	1515 NW 21ST AVE #622	PORTLAND OR 97209
216				CURRENT RESIDENT	1515 NW 21ST AVE #623	PORTLAND OR 97209
217				CURRENT RESIDENT	1523 NW 21ST AVE	PORTLAND OR 97209
218				CURRENT RESIDENT	1525 NW 21ST AVE	PORTLAND OR 97209
219				CURRENT RESIDENT	1545 NW 21ST AVE	PORTLAND OR 97209
220				CURRENT RESIDENT	1555 NW 21ST AVE	PORTLAND OR 97209
221				CURRENT RESIDENT	1565 NW 21ST AVE	PORTLAND OR 97209
222				CURRENT RESIDENT	1915 NW SAVIER ST	PORTLAND OR 97209
223				CURRENT RESIDENT	2055 NW SAVIER ST	PORTLAND OR 97209
224				CURRENT RESIDENT	2055 NW SAVIER ST #201	PORTLAND OR 97209
225				CURRENT RESIDENT	1420 NW 20TH AVE #101	PORTLAND OR 97209
226				CURRENT RESIDENT	1420 NW 20TH AVE #102	PORTLAND OR 97209
227				CURRENT RESIDENT	1420 NW 20TH AVE #103	PORTLAND OR 97209
228				CURRENT RESIDENT	1420 NW 20TH AVE #201	PORTLAND OR 97209
229				CURRENT RESIDENT	1420 NW 20TH AVE #202	PORTLAND OR 97209
230				CURRENT RESIDENT	1420 NW 20TH AVE #203	PORTLAND OR 97209
231				CURRENT RESIDENT	1420 NW 20TH AVE #204	PORTLAND OR 97209
232				CURRENT RESIDENT	1420 NW 20TH AVE #205	PORTLAND OR 97209
233				CURRENT RESIDENT	1420 NW 20TH AVE #206	PORTLAND OR 97209
234				CURRENT RESIDENT	1420 NW 20TH AVE #207	PORTLAND OR 97209
235				CURRENT RESIDENT	1420 NW 20TH AVE #301	PORTLAND OR 97209
236				CURRENT RESIDENT	1420 NW 20TH AVE #302	PORTLAND OR 97209
237				CURRENT RESIDENT	1420 NW 20TH AVE #303	PORTLAND OR 97209
238				CURRENT RESIDENT	1420 NW 20TH AVE #304	PORTLAND OR 97209
239				CURRENT RESIDENT	1420 NW 20TH AVE #305	PORTLAND OR 97209
240				CURRENT RESIDENT	1420 NW 20TH AVE #306	PORTLAND OR 97209
241				CURRENT RESIDENT	1420 NW 20TH AVE #307	PORTLAND OR 97209
242				CURRENT RESIDENT	1420 NW 20TH AVE #401	PORTLAND OR 97209
243				CURRENT RESIDENT	1420 NW 20TH AVE #402	PORTLAND OR 97209
244				CURRENT RESIDENT	1420 NW 20TH AVE #403	PORTLAND OR 97209
245				CURRENT RESIDENT	1420 NW 20TH AVE #501	PORTLAND OR 97209
246				CURRENT RESIDENT	1420 NW 20TH AVE #502	PORTLAND OR 97209
247				CURRENT RESIDENT	1420 NW 20TH AVE #503	PORTLAND OR 97209
248				CURRENT RESIDENT	1420 NW 20TH AVE #504	PORTLAND OR 97209
249				CURRENT RESIDENT	1420 NW 20TH AVE #505	PORTLAND OR 97209
250				CURRENT RESIDENT	1505 NW 19TH AVE	PORTLAND OR 97209
251				CURRENT RESIDENT	1509 NW 19TH AVE	PORTLAND OR 97209
252				CURRENT RESIDENT	1515 NW 19TH AVE	PORTLAND OR 97209
253				CURRENT RESIDENT	1520 NW 20TH ST	PORTLAND OR 97209
254				CURRENT RESIDENT	1539 NW 19TH AVE	PORTLAND OR 97209
255				CURRENT RESIDENT	1635 NW 19TH AVE	PORTLAND OR 97209
256				CURRENT RESIDENT	1650 NW 21ST AVE	PORTLAND OR 97209
257				CURRENT RESIDENT	1911 NW QUIMBY ST	PORTLAND OR 97209
258				CURRENT RESIDENT	1919 NW QUIMBY ST	PORTLAND OR 97209
259				CURRENT RESIDENT	1920 NW RALEIGH ST	PORTLAND OR 97209
260				CURRENT RESIDENT	1933 NW QUIMBY ST	PORTLAND OR 97209
261				CURRENT RESIDENT	1935 NW RALEIGH ST	PORTLAND OR 97209
262				CURRENT RESIDENT	1935 NW RALEIGH ST #1	PORTLAND OR 97209
263				CURRENT RESIDENT	1935 NW RALEIGH ST #2	PORTLAND OR 97209
264				CURRENT RESIDENT	1935 NW RALEIGH ST #3	PORTLAND OR 97209

	A	B	C	D	E	F
265				CURRENT RESIDENT	1935 NW RALEIGH ST #4	PORTLAND OR 97209
266				CURRENT RESIDENT	1936 NW RALEIGH ST	PORTLAND OR 97209
267				CURRENT RESIDENT	1936 NW RALEIGH ST #1	PORTLAND OR 97209
268				CURRENT RESIDENT	1936 NW RALEIGH ST #2	PORTLAND OR 97209
269				CURRENT RESIDENT	1936 NW RALEIGH ST #3	PORTLAND OR 97209
270				CURRENT RESIDENT	1936 NW RALEIGH ST #4	PORTLAND OR 97209
271				CURRENT RESIDENT	1937 NW QUIMBY ST	PORTLAND OR 97209
272				CURRENT RESIDENT	1941 NW QUIMBY ST	PORTLAND OR 97209
273				CURRENT RESIDENT	1945 NW QUIMBY ST	PORTLAND OR 97209
274				CURRENT RESIDENT	1945 NW RALEIGH ST	PORTLAND OR 97209
275				CURRENT RESIDENT	1947 NW QUIMBY ST	PORTLAND OR 97209
276				CURRENT RESIDENT	1950 NW RALEIGH ST	PORTLAND OR 97209
277				CURRENT RESIDENT	1950 NW RALEIGH ST #101	PORTLAND OR 97209
278				CURRENT RESIDENT	1950 NW RALEIGH ST #202	PORTLAND OR 97209
279				CURRENT RESIDENT	1950 NW RALEIGH ST #203	PORTLAND OR 97209
280				CURRENT RESIDENT	1950 NW RALEIGH ST #304	PORTLAND OR 97209
281				CURRENT RESIDENT	1955 NW RALEIGH ST	PORTLAND OR 97209
282				CURRENT RESIDENT	1955 NW RALEIGH ST #1	PORTLAND OR 97209
283				CURRENT RESIDENT	1955 NW RALEIGH ST #2	PORTLAND OR 97209
284				CURRENT RESIDENT	1955 NW RALEIGH ST #3	PORTLAND OR 97209
285				CURRENT RESIDENT	1955 NW RALEIGH ST #4	PORTLAND OR 97209
286				CURRENT RESIDENT	1958 NW RALEIGH ST #104	PORTLAND OR 97209
287				CURRENT RESIDENT	1958 NW RALEIGH ST #206	PORTLAND OR 97209
288				CURRENT RESIDENT	1958 NW RALEIGH ST #207	PORTLAND OR 97209
289				CURRENT RESIDENT	1958 NW RALEIGH ST #208	PORTLAND OR 97209
290				CURRENT RESIDENT	1958 NW RALEIGH ST #306	PORTLAND OR 97209
291				CURRENT RESIDENT	1958 NW RALEIGH ST #308	PORTLAND OR 97209
292				CURRENT RESIDENT	1965 NW RALEIGH ST	PORTLAND OR 97209
293				CURRENT RESIDENT	1965 NW RALEIGH ST #1	PORTLAND OR 97209
294				CURRENT RESIDENT	1965 NW RALEIGH ST #2	PORTLAND OR 97209
295				CURRENT RESIDENT	1965 NW RALEIGH ST #3	PORTLAND OR 97209
296				CURRENT RESIDENT	1965 NW RALEIGH ST #4	PORTLAND OR 97209
297				CURRENT RESIDENT	1970 NW RALEIGH ST	PORTLAND OR 97209
298				CURRENT RESIDENT	1970 NW RALEIGH ST #106	PORTLAND OR 97209
299				CURRENT RESIDENT	1970 NW RALEIGH ST #210	PORTLAND OR 97209
300				CURRENT RESIDENT	1970 NW RALEIGH ST #211	PORTLAND OR 97209
301				CURRENT RESIDENT	1970 NW RALEIGH ST #309	PORTLAND OR 97209
302				CURRENT RESIDENT	1970 NW RALEIGH ST #312	PORTLAND OR 97209
303				CURRENT RESIDENT	1978 NW RALEIGH ST #107	PORTLAND OR 97209
304				CURRENT RESIDENT	1978 NW RALEIGH ST #213	PORTLAND OR 97209
305				CURRENT RESIDENT	1978 NW RALEIGH ST #216	PORTLAND OR 97209
306				CURRENT RESIDENT	1978 NW RALEIGH ST #313	PORTLAND OR 97209
307				CURRENT RESIDENT	1978 NW RALEIGH ST #316	PORTLAND OR 97209
308				CURRENT RESIDENT	2050 NW RALEIGH ST	PORTLAND OR 97209
309				CURRENT RESIDENT	2121 NW RALEIGH ST	PORTLAND OR 97210
310				CURRENT RESIDENT	2121 NW SAVIER ST	PORTLAND OR 97210
311				CURRENT RESIDENT	2140 NW SAVIER ST	PORTLAND OR 97210
312				CURRENT RESIDENT	1420 NW 20TH AVE	PORTLAND OR 97209
313				CURRENT RESIDENT	1535 NW 21ST AVE	PORTLAND OR 97209
314				CURRENT RESIDENT	1580 NW 21ST AVE	PORTLAND OR 97209
315				CURRENT RESIDENT	1620 NW 21ST AVE	PORTLAND OR 97209
316				CURRENT RESIDENT	1655 NW 21ST AVE	PORTLAND OR 97209
317				CURRENT RESIDENT	1685 NW 21ST AVE	PORTLAND OR 97209
318				CURRENT RESIDENT	1740 NW 20TH AVE	PORTLAND OR 97209
319				CURRENT RESIDENT	1915 NW QUIMBY ST	PORTLAND OR 97209
320				CURRENT RESIDENT	1958 NW RALEIGH ST	PORTLAND OR 97209
321				CURRENT RESIDENT	1978 NW RALEIGH ST	PORTLAND OR 97209
322				CURRENT RESIDENT	1985 NW SAVIER ST	PORTLAND OR 97209
323				CURRENT RESIDENT	1988 NW SAVIER ST	PORTLAND OR 97209
324				CURRENT RESIDENT	2030 NW RALEIGH ST	PORTLAND OR 97209
325				CURRENT RESIDENT	2056 NW QUIMBY ST	PORTLAND OR 97209
326				CURRENT RESIDENT	2058 NW QUIMBY ST	PORTLAND OR 97209
327				CURRENT RESIDENT	2060 NW QUIMBY ST	PORTLAND OR 97209
328				CURRENT RESIDENT	2062 NW QUIMBY ST	PORTLAND OR 97209
329				CURRENT RESIDENT	2064 NW QUIMBY ST	PORTLAND OR 97209
330				CURRENT RESIDENT	2070 NW QUIMBY ST	PORTLAND OR 97209

	A	B	C	D	E	F
331				CURRENT RESIDENT	2085 NW RALEIGH ST	PORTLAND OR 97209
332				CURRENT RESIDENT	2110 NW RALEIGH ST	PORTLAND OR 97210
333				CURRENT RESIDENT	2125 NW RALEIGH ST	PORTLAND OR 97210
334				CURRENT RESIDENT	2141 NW SAVIER ST	PORTLAND OR 97210
335	RETURN SERVICE REQUESTED		OWNER	PREG NW PORTLAND LLC	1900 S NORFOLK ST #150	SAN MATEO CA 94403-1161
336	RETURN SERVICE REQUESTED	APPLICANT	SERA ARCHITECTS	SCHULTZ KURT	600 SW 10TH AVE #500	PORTLAND OR 97205
337	RETURN SERVICE REQUESTED	DEVELOPER	CAIRN PACIFIC	SANTANA JAMES	2175 NW RALEIGH ST #104	PORTLAND OR 97210
338	RETURN SERVICE REQUESTED	PARTY OF INTEREST	PROMETHEUS REAL ESTATE GROUP INC	NASH TIM	1900 SOUTH NORFOLK ST #150	SAN MATEO CA 94403
339	RETURN SERVICE REQUESTED		NEIGHBORS WEST/NORTHWEST	GARRETT DARLENE URBAN	434 NW 6TH AVE STE 202	PORTLAND OR 97209
340	RETURN SERVICE REQUESTED		LAND USE CONTACT	NORTHWEST BUSINESS ASSOCIATION	25 NE 23RD PL #6 PMB 217	PORTLAND OR 97210
341	RETURN SERVICE REQUESTED		NORTHWEST DISTRICT ASSOCIATION	THEISEN GREG C/O NWNW	434 NW 6TH AVE STE 202	PORTLAND OR 97209
342	RETURN SERVICE REQUESTED			DOUG KLOTZ	1908 SE 35TH PLACE	PORTLAND OR 97214
343	RETURN SERVICE REQUESTED		LAND USE CONTACT	TRANSIT DEVELOPMENT	1800 SW FIRST AVE #300	PORTLAND OR 97201
344	RETURN SERVICE REQUESTED		PORTLAND METRO REGIONAL SOLUTIONS	C/O DLCD REGIONAL REPRESENTATIVE	1600 SW FOURTH AVE #109	PORTLAND OR 97201
345	RETURN SERVICE REQUESTED		LAND USE CONTACT	STATE HISTORIC PRESERVATION OFFICE	725 SUMMER NE #C	SALEM OR 97301
346	RETURN SERVICE REQUESTED		LAND USE CONTACT	AIA URBAN DESIGN COMMITTEE	422 NW 13TH AVE	PORTLAND OR 97209
347				LAND USE CONTACT	PROSPER PORTLAND	129/PROSPER
348					DAWN KRANTZ	B299/R5000
349					HEARINGS CLERK	B299/R3000
350					BRANDON SPENCER-HARTLE	B299/R7000

	A	B	C	D	E	F
1	ENDORSEMENT	INFO1	INFO2	NAME	ADDRESS/IO ADDRESS	CITYSTATEZIP/ADDRESSEE
2	RETURN SERVICE REQUESTED		1N1E28CD 2300	CDI EPIC LLC	14400 METCALF AVE	OVERLAND PARK KS 66223
3	RETURN SERVICE REQUESTED		1N1E28CD 2300	GXO LOGISTICS WORLDWIDE LLC	11215 N COMMUNITY HOUSE RD	CHARLOTTE NC 28277
4	RETURN SERVICE REQUESTED		1N1E28CD 2300	AVAYA INC	350 MOUNT KEMBLE AVE	MORRISTOWN NJ 07960
5	RETURN SERVICE REQUESTED		1N1E28CD 2500	HANCOCK EAT LL HAWKINS LLC	1515 NW 21ST AVE	PORTLAND OR 97209
6	RETURN SERVICE REQUESTED		1N1E28CD 2500	CONSOLIDATED FEDERAL CREDIT UNION	1033 NE 6TH AVE	PORTLAND OR 97232
7	RETURN SERVICE REQUESTED	1N1E28CD 4400	EC REAL ESTATE CO	C/O EC COMPANY	PO BOX 10286	PORTLAND OR 97296
8	RETURN SERVICE REQUESTED	1N1E28CD 80000 BLOCK 292W CONDO	OWNERS ASSOC ATTN SALTWOOD N LLC	C/O PROMETHEUS REAL ESTATE GROUP	1900 S NORFOLK ST #150	SAN MATEO CA 94403-1161
9	RETURN SERVICE REQUESTED	1N1E28CD 90000	BLOCK 294-295 CONDOMINIUM OWNERS'	ASSOCIATION INC	2121 NW RALEIGH ST	PORTLAND OR 97209
10	RETURN SERVICE REQUESTED	1N1E28CD 3500	CI-GS SLABTOWN LLC	C/O GREYSTAR DEVELOPMENT WEST LLC	450 SANSOME ST #500	SAN FRANCISCO CA 94111-3306
11	RETURN SERVICE REQUESTED		1N1E28DC 4200	CESERANI JOHN P ET AL	2681 NW BIRKENDENE ST	PORTLAND OR 97229
12	RETURN SERVICE REQUESTED		1N1E28DC 4300	HALTON FINDLAY PROPERTIES LLC	4850 SW SCHOLLS FERRY RD STE 110	PORTLAND OR 97225
13	RETURN SERVICE REQUESTED		1N1E28DC 5900	CAPITAL PROPERTY MGMT SVCS INC	1539 NW 19TH AVE	PORTLAND OR 97209
14	RETURN SERVICE REQUESTED		1N1E28DC 5900	AJL ENTERPRISES LLC	2058 WHY WORRY LN	EUGENE OR 97405
15	RETURN SERVICE REQUESTED		1N1E28DC 5900	HUEN LLC	PO BOX 29168	PORTLAND OR 97296-9168
16	RETURN SERVICE REQUESTED		1N1E28DC 6000	DENNIS J MC AULIFFE LIV TR	14261 UPLANDS DR	LAKE OSWEGO OR 97034
17	RETURN SERVICE REQUESTED		1N1E33AB 80001	ILES FAMILY TR	324 33RD AVE	SANTA CRUZ CA 95062
18	RETURN SERVICE REQUESTED		1N1E33AB 80006	CIRINO ANTHONY C	1420 NW 20TH AVE #203	PORTLAND OR 97209-1676
19	RETURN SERVICE REQUESTED		1N1E33AB 80012	GLAZER SCOTT M & SCHRICKER ANITA J	1420 NW 20TH AVE #302	PORTLAND OR 97209
20	RETURN SERVICE REQUESTED		1N1E33AB 80014	DAMRON ELIZABETH VALES	1420 NW 20TH AVE #304	PORTLAND OR 97209-1677
21	RETURN SERVICE REQUESTED		1N1E33AB 80022	BATH ROOPEET K & BATH SURINDER K	1420 NW 20TH AVE #502	PORTLAND OR 97209
22	RETURN SERVICE REQUESTED		1N1E33AB 80023	BROWN VICTORIA J	1420 NW 20TH AVE UNIT 503	PORTLAND OR 97209
23	RETURN SERVICE REQUESTED	1N1E33BA 102	BLOCK 290 LLC	GUARDIAN REAL ESTATE SERVICES LLC	PO BOX 4138	PORTLAND OR 97208
24	RETURN SERVICE REQUESTED	1N1E33BA 105	FREEWELL APARTMENTS LLC C/O	PROMETHEUS REAL ESTATE GROUP INC	1900 S NORFOLK ST #150	SAN MATEO CA 94403
25				CURRENT RESIDENT	1420 NW 20TH AVE #102	PORTLAND OR 97209
26				CURRENT RESIDENT	1420 NW 20TH AVE #103	PORTLAND OR 97209
27				CURRENT RESIDENT	1420 NW 20TH AVE #303	PORTLAND OR 97209
28				CURRENT RESIDENT	1420 NW 20TH AVE #305	PORTLAND OR 97209
29				CURRENT RESIDENT	1420 NW 20TH AVE #503	PORTLAND OR 97209
30				CURRENT RESIDENT	1515 NW 21ST AVE #203	PORTLAND OR 97209
31				CURRENT RESIDENT	1515 NW 21ST AVE #312	PORTLAND OR 97209
32				CURRENT RESIDENT	1515 NW 21ST AVE #402	PORTLAND OR 97209
33				CURRENT RESIDENT	1515 NW 21ST AVE #403	PORTLAND OR 97209
34				CURRENT RESIDENT	1515 NW 21ST AVE #505	PORTLAND OR 97209
35				CURRENT RESIDENT	1515 NW 21ST AVE #506	PORTLAND OR 97209
36				CURRENT RESIDENT	1515 NW 21ST AVE #509	PORTLAND OR 97209
37				CURRENT RESIDENT	1515 NW 21ST AVE #510	PORTLAND OR 97209
38				CURRENT RESIDENT	1515 NW 21ST AVE #512	PORTLAND OR 97209
39				CURRENT RESIDENT	1515 NW 21ST AVE #516	PORTLAND OR 97209
40				CURRENT RESIDENT	1515 NW 21ST AVE #521	PORTLAND OR 97209
41				CURRENT RESIDENT	1515 NW 21ST AVE #615	PORTLAND OR 97209
42				CURRENT RESIDENT	1525 NW 21ST AVE	PORTLAND OR 97209
43				CURRENT RESIDENT	1535 NW 21ST AVE	PORTLAND OR 97209
44				CURRENT RESIDENT	1645 NW 21ST AVE	PORTLAND OR 97209
45				CURRENT RESIDENT	1936 NW RALEIGH ST #1	PORTLAND OR 97209
46				CURRENT RESIDENT	1936 NW RALEIGH ST #3	PORTLAND OR 97209
47				CURRENT RESIDENT	1936 NW RALEIGH ST #4	PORTLAND OR 97209
48				CURRENT RESIDENT	1950 NW RALEIGH ST #101	PORTLAND OR 97209
49				CURRENT RESIDENT	1950 NW RALEIGH ST #202	PORTLAND OR 97209
50				CURRENT RESIDENT	1955 NW RALEIGH ST #4	PORTLAND OR 97209
51				CURRENT RESIDENT	1965 NW RALEIGH ST #4	PORTLAND OR 97209
52				CURRENT RESIDENT	1970 NW RALEIGH ST #211	PORTLAND OR 97209
53				CURRENT RESIDENT	1978 NW RALEIGH ST #313	PORTLAND OR 97209
54				CURRENT RESIDENT	2110 NW RALEIGH ST	PORTLAND OR 97210
55				CURRENT RESIDENT	2145 NW RALEIGH ST	PORTLAND OR 97210
56				CURRENT RESIDENT	1505 NW 21ST AVE	PORTLAND OR 97209
57				CURRENT RESIDENT	1515 NW 21ST AVE #205	PORTLAND OR 97209
58				CURRENT RESIDENT	1515 NW 21ST AVE #212	PORTLAND OR 97209
59				CURRENT RESIDENT	1515 NW 21ST AVE #222	PORTLAND OR 97209
60				CURRENT RESIDENT	1515 NW 21ST AVE #304	PORTLAND OR 97209
61				CURRENT RESIDENT	1515 NW 21ST AVE #315	PORTLAND OR 97209
62				CURRENT RESIDENT	1515 NW 21ST AVE #316	PORTLAND OR 97209
63				CURRENT RESIDENT	1515 NW 21ST AVE #317	PORTLAND OR 97209
64				CURRENT RESIDENT	1515 NW 21ST AVE #319	PORTLAND OR 97209
65				CURRENT RESIDENT	1515 NW 21ST AVE #410	PORTLAND OR 97209
66				CURRENT RESIDENT	1515 NW 21ST AVE #412	PORTLAND OR 97209

	A	B	C	D	E	F
67				CURRENT RESIDENT	1515 NW 21ST AVE #413	PORTLAND OR 97209
68				CURRENT RESIDENT	1515 NW 21ST AVE #423	PORTLAND OR 97209
69				CURRENT RESIDENT	1515 NW 21ST AVE #501	PORTLAND OR 97209
70				CURRENT RESIDENT	1515 NW 21ST AVE #513	PORTLAND OR 97209
71				CURRENT RESIDENT	1515 NW 21ST AVE #523	PORTLAND OR 97209
72				CURRENT RESIDENT	1515 NW 21ST AVE #604	PORTLAND OR 97209
73				CURRENT RESIDENT	1515 NW 21ST AVE #608	PORTLAND OR 97209
74				CURRENT RESIDENT	1515 NW 21ST AVE #611	PORTLAND OR 97209
75				CURRENT RESIDENT	1620 NW 21ST AVE	PORTLAND OR 97209
76				CURRENT RESIDENT	1920 NW RALEIGH ST	PORTLAND OR 97209
77				CURRENT RESIDENT	1935 NW RALEIGH ST #2	PORTLAND OR 97209
78				CURRENT RESIDENT	1937 NW QUIMBY ST	PORTLAND OR 97209
79				CURRENT RESIDENT	1945 NW QUIMBY ST	PORTLAND OR 97209
80				CURRENT RESIDENT	1950 NW RALEIGH ST #304	PORTLAND OR 97209
81				CURRENT RESIDENT	1958 NW RALEIGH ST #104	PORTLAND OR 97209
82				CURRENT RESIDENT	1958 NW RALEIGH ST #206	PORTLAND OR 97209
83				CURRENT RESIDENT	1965 NW RALEIGH ST #2	PORTLAND OR 97209
84				CURRENT RESIDENT	1965 NW RALEIGH ST #3	PORTLAND OR 97209
85				CURRENT RESIDENT	1970 NW RALEIGH ST #210	PORTLAND OR 97209
86				CURRENT RESIDENT	1970 NW RALEIGH ST #309	PORTLAND OR 97209
87				CURRENT RESIDENT	1978 NW RALEIGH ST #213	PORTLAND OR 97209
88				CURRENT RESIDENT	1978 NW RALEIGH ST #216	PORTLAND OR 97209
89				CURRENT RESIDENT	1978 NW RALEIGH ST #316	PORTLAND OR 97209
90				CURRENT RESIDENT	2058 NW QUIMBY ST	PORTLAND OR 97209
91				CURRENT RESIDENT	2060 NW QUIMBY ST	PORTLAND OR 97209
92				CURRENT RESIDENT	2141 NW SAVIER ST	PORTLAND OR 97210
93				CURRENT RESIDENT	1505 NW 19TH AVE	PORTLAND OR 97209
94				CURRENT RESIDENT	1509 NW 19TH AVE	PORTLAND OR 97209
95				CURRENT RESIDENT	1515 NW 21ST AVE #208	PORTLAND OR 97209
96				CURRENT RESIDENT	1515 NW 21ST AVE #306	PORTLAND OR 97209
97				CURRENT RESIDENT	1515 NW 21ST AVE #309	PORTLAND OR 97209
98				CURRENT RESIDENT	1515 NW 21ST AVE #311	PORTLAND OR 97209
99				CURRENT RESIDENT	1515 NW 21ST AVE #314	PORTLAND OR 97209
100				CURRENT RESIDENT	1515 NW 21ST AVE #409	PORTLAND OR 97209
101				CURRENT RESIDENT	1515 NW 21ST AVE #411	PORTLAND OR 97209
102				CURRENT RESIDENT	1515 NW 21ST AVE #415	PORTLAND OR 97209
103				CURRENT RESIDENT	1515 NW 21ST AVE #421	PORTLAND OR 97209
104				CURRENT RESIDENT	1515 NW 21ST AVE #502	PORTLAND OR 97209
105				CURRENT RESIDENT	1515 NW 21ST AVE #605	PORTLAND OR 97209
106				CURRENT RESIDENT	1515 NW 21ST AVE #607	PORTLAND OR 97209
107				CURRENT RESIDENT	1515 NW 21ST AVE #612	PORTLAND OR 97209
108				CURRENT RESIDENT	1635 NW 19TH AVE	PORTLAND OR 97209
109				CURRENT RESIDENT	1655 NW 21ST AVE	PORTLAND OR 97209
110				CURRENT RESIDENT	1911 NW QUIMBY ST	PORTLAND OR 97209
111				CURRENT RESIDENT	1933 NW QUIMBY ST	PORTLAND OR 97209
112				CURRENT RESIDENT	1935 NW RALEIGH ST #3	PORTLAND OR 97209
113				CURRENT RESIDENT	1935 NW RALEIGH ST #4	PORTLAND OR 97209
114				CURRENT RESIDENT	1945 NW RALEIGH ST	PORTLAND OR 97209
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119				CURRENT RESIDENT	1970 NW RALEIGH ST #312	PORTLAND OR 97209
120				CURRENT RESIDENT	1978 NW RALEIGH ST #107	PORTLAND OR 97209
121				CURRENT RESIDENT	2030 NW RALEIGH ST	PORTLAND OR 97209
122				CURRENT RESIDENT	2062 NW QUIMBY ST	PORTLAND OR 97209
123				CURRENT RESIDENT	2070 NW QUIMBY ST	PORTLAND OR 97209
124				CURRENT RESIDENT	1420 NW 20TH AVE #101	PORTLAND OR 97209
125				CURRENT RESIDENT	1420 NW 20TH AVE #301	PORTLAND OR 97209
126				CURRENT RESIDENT	1420 NW 20TH AVE #402	PORTLAND OR 97209
127				CURRENT RESIDENT	1420 NW 20TH AVE #501	PORTLAND OR 97209
128				CURRENT RESIDENT	1515 NW 21ST AVE #201	PORTLAND OR 97209
129				CURRENT RESIDENT	1515 NW 21ST AVE #218	PORTLAND OR 97209
130				CURRENT RESIDENT	1515 NW 21ST AVE #219	PORTLAND OR 97209
131				CURRENT RESIDENT	1515 NW 21ST AVE #318	PORTLAND OR 97209
132				CURRENT RESIDENT	1515 NW 21ST AVE #401	PORTLAND OR 97209

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133				CURRENT RESIDENT	1515 NW 21ST AVE #405	PORTLAND OR 97209
134				CURRENT RESIDENT	1515 NW 21ST AVE #511	PORTLAND OR 97209
135				CURRENT RESIDENT	1515 NW 21ST AVE #520	PORTLAND OR 97209
136				CURRENT RESIDENT	1515 NW 21ST AVE #601	PORTLAND OR 97209
137				CURRENT RESIDENT	1515 NW 21ST AVE #618	PORTLAND OR 97209
138				CURRENT RESIDENT	1515 NW 21ST AVE #622	PORTLAND OR 97209
139				CURRENT RESIDENT	1515 NW 21ST AVE #623	PORTLAND OR 97209
140				CURRENT RESIDENT	1520 NW 20TH ST	PORTLAND OR 97209
141				CURRENT RESIDENT	1555 NW 21ST AVE	PORTLAND OR 97209
142				CURRENT RESIDENT	1745 NW 21ST AVE	PORTLAND OR 97209
143				CURRENT RESIDENT	1935 NW RALEIGH ST #1	PORTLAND OR 97209
144				CURRENT RESIDENT	1936 NW RALEIGH ST #2	PORTLAND OR 97209
145				CURRENT RESIDENT	1950 NW RALEIGH ST #203	PORTLAND OR 97209
146				CURRENT RESIDENT	1955 NW RALEIGH ST #1	PORTLAND OR 97209
147				CURRENT RESIDENT	1955 NW RALEIGH ST #3	PORTLAND OR 97209
148				CURRENT RESIDENT	1958 NW RALEIGH ST #208	PORTLAND OR 97209
149				CURRENT RESIDENT	1958 NW RALEIGH ST #308	PORTLAND OR 97209
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152				CURRENT RESIDENT	2056 NW QUIMBY ST	PORTLAND OR 97209
153				CURRENT RESIDENT	2064 NW QUIMBY ST	PORTLAND OR 97209
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157				CURRENT RESIDENT	2111 NW SAVIER ST	PORTLAND OR 97210
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164				CURRENT RESIDENT	1515 NW 21ST AVE #205	PORTLAND OR 97209
165				CURRENT RESIDENT	1515 NW 21ST AVE #208	PORTLAND OR 97209
166				CURRENT RESIDENT	1515 NW 21ST AVE #212	PORTLAND OR 97209
167				CURRENT RESIDENT	1515 NW 21ST AVE #218	PORTLAND OR 97209
168				CURRENT RESIDENT	1515 NW 21ST AVE #219	PORTLAND OR 97209
169				CURRENT RESIDENT	1515 NW 21ST AVE #222	PORTLAND OR 97209
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187				CURRENT RESIDENT	1515 NW 21ST AVE #411	PORTLAND OR 97209
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189				CURRENT RESIDENT	1515 NW 21ST AVE #413	PORTLAND OR 97209
190				CURRENT RESIDENT	1515 NW 21ST AVE #415	PORTLAND OR 97209
191				CURRENT RESIDENT	1515 NW 21ST AVE #421	PORTLAND OR 97209
192				CURRENT RESIDENT	1515 NW 21ST AVE #423	PORTLAND OR 97209
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207				CURRENT RESIDENT	1515 NW 21ST AVE #604	PORTLAND OR 97209
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211				CURRENT RESIDENT	1515 NW 21ST AVE #611	PORTLAND OR 97209
212				CURRENT RESIDENT	1515 NW 21ST AVE #612	PORTLAND OR 97209
213				CURRENT RESIDENT	1515 NW 21ST AVE #615	PORTLAND OR 97209
214				CURRENT RESIDENT	1515 NW 21ST AVE #618	PORTLAND OR 97209
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221				CURRENT RESIDENT	1565 NW 21ST AVE	PORTLAND OR 97209
222				CURRENT RESIDENT	1915 NW SAVIER ST	PORTLAND OR 97209
223				CURRENT RESIDENT	2055 NW SAVIER ST	PORTLAND OR 97209
224				CURRENT RESIDENT	2055 NW SAVIER ST #201	PORTLAND OR 97209
225				CURRENT RESIDENT	1420 NW 20TH AVE #101	PORTLAND OR 97209
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227				CURRENT RESIDENT	1420 NW 20TH AVE #103	PORTLAND OR 97209
228				CURRENT RESIDENT	1420 NW 20TH AVE #201	PORTLAND OR 97209
229				CURRENT RESIDENT	1420 NW 20TH AVE #202	PORTLAND OR 97209
230				CURRENT RESIDENT	1420 NW 20TH AVE #203	PORTLAND OR 97209
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278				CURRENT RESIDENT	1950 NW RALEIGH ST #202	PORTLAND OR 97209
279				CURRENT RESIDENT	1950 NW RALEIGH ST #203	PORTLAND OR 97209
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281				CURRENT RESIDENT	1955 NW RALEIGH ST	PORTLAND OR 97209
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327				CURRENT RESIDENT	2060 NW QUIMBY ST	PORTLAND OR 97209
328				CURRENT RESIDENT	2062 NW QUIMBY ST	PORTLAND OR 97209
329				CURRENT RESIDENT	2064 NW QUIMBY ST	PORTLAND OR 97209
330				CURRENT RESIDENT	2070 NW QUIMBY ST	PORTLAND OR 97209

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331				CURRENT RESIDENT	2085 NW RALEIGH ST	PORTLAND OR 97209
332				CURRENT RESIDENT	2110 NW RALEIGH ST	PORTLAND OR 97210
333				CURRENT RESIDENT	2125 NW RALEIGH ST	PORTLAND OR 97210
334				CURRENT RESIDENT	2141 NW SAVIER ST	PORTLAND OR 97210
335	RETURN SERVICE REQUESTED		OWNER	PREG NW PORTLAND LLC	1 NORTH B ST STE 4000	SAN MATEO CA 94401
336	RETURN SERVICE REQUESTED	APPLICANT	SERA ARCHITECTS	SCHULTZ KURT	600 SW 10TH AVE #500	PORTLAND OR 97205
337	RETURN SERVICE REQUESTED	DEVELOPER	CAIRN PACIFIC	SANTANA JAMES	2175 NW RALEIGH ST #104	PORTLAND OR 97210
338	RETURN SERVICE REQUESTED	PARTY OF INTEREST	PROMETHEUS REAL ESTATE GROUP INC	NASH TIM	1900 SOUTH NORFOLK ST #150	SAN MATEO CA 94403
339	RETURN SERVICE REQUESTED		NEIGHBORS WEST/NORTHWEST	GARRETT DARLENE URBAN	434 NW 6TH AVE STE 202	PORTLAND OR 97209
340	RETURN SERVICE REQUESTED		LAND USE CONTACT	NORTHWEST BUSINESS ASSOCIATION	25 NE 23RD PL #6 PMB 217	PORTLAND OR 97210
341	RETURN SERVICE REQUESTED		NORTHWEST DISTRICT ASSOCIATION	THEISEN GREG C/O NWNW	434 NW 6TH AVE STE 202	PORTLAND OR 97209
342	RETURN SERVICE REQUESTED			DOUG KLOTZ	1908 SE 35TH PLACE	PORTLAND OR 97214
343	RETURN SERVICE REQUESTED		LAND USE CONTACT	TRANSIT DEVELOPMENT	1800 SW FIRST AVE #300	PORTLAND OR 97201
344	RETURN SERVICE REQUESTED		PORTLAND METRO REGIONAL SOLUTIONS	C/O DLCD REGIONAL REPRESENTATIVE	1600 SW FOURTH AVE #109	PORTLAND OR 97201
345	RETURN SERVICE REQUESTED		LAND USE CONTACT	STATE HISTORIC PRESERVATION OFFICE	725 SUMMER NE #C	SALEM OR 97301
346	RETURN SERVICE REQUESTED		LAND USE CONTACT	AIA URBAN DESIGN COMMITTEE	422 NW 13TH AVE	PORTLAND OR 97209
347				LAND USE CONTACT	PROSPER PORTLAND	129/PROSPER
348					DAWN KRANTZ	B299/R5000
349					HEARINGS CLERK	B299/R3000
350					BRANDON SPENCER-HARTLE	B299/R7000



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

Dan Ryan, Commissioner
 Rebecca Esau, Director
 Phone: (503) 823-7300
 Fax: (503) 823-5630
 TTY: (503) 823-6868
www.portland.gov/bds

Design Advice Request

Con-way Block 292 East

CASE FILE	EA 23-050424 DA		
WHEN	Thursday, 8/3/2023 @ 1:30 PM <i>(This is the hearing start time - see Commission agenda for estimated project start time)</i>		
WHERE	ONLINE: Meeting link will be listed on the agenda available at www.portland.gov/bds/design-commission		
HOW	TO COMMENT: Follow instructions on the Design Commission agenda <u>or</u> email the planner at tanya.paglia@portlandoregon.gov		
REVIEW BY	Design Commission		
PROCESS	A Design Advice Request is a voluntary review process that allows the Commission to provide early feedback on a development proposal, prior to the required land use review		
PROPOSAL	Design Advice Request meeting for a proposal to develop Block 292 East in the Con-way Master Plan area with a 6-to-7-story residential building with approximately 166 units. The U-shaped building will have a courtyard that opens toward a mid-block pedestrian-way to the west, and its lobby will be located in the southwest corner of the site facing south onto NW Raleigh St. Below-grade parking will have approximately 128 parking stalls and be accessed from NW Savier St on the north side of the site.		
REVIEW APPROVAL CRITERIA	<ul style="list-style-type: none"> • Con-way Master Plan Section 5 • Community Design Guidelines • <i>Potentially</i> 33.825.040, Modifications that will better meet design review requirements 		
SITE ADDRESS	Con-way Block 292 East - NW 21st Ave		
ZONING/ DESIGNATION	EXd – Central Employment with Design Overlay Northwest Plan District		
APPLICANT(S)	Kurt Schultz, SERA Architecture	OWNER(S)	Preg NW Portland LLC

QUESTIONS? BDS CONTACT
Tanya Paglia, City Planner
(503) 865-6518 / tanya.paglia@PortlandOregon.gov
 Bureau of Development Services, 1900 SW 4th Ave, Suite 5000, Portland, OR 97201

Traducción e interpretación | Chuyển Ngữ hoặc Phiên Dịch | 翻译或传译 | Turjumida ama Fasiraadda | 翻訳または通訳 | ການແປພາສາ ຫຼື ການອະທິບາຍ
 Письменный или устный перевод | Traducere sau Interpretare | 번역및통역 | الترجمة التحريرية أو الشفوية | Письмовий або усний переклад

503-823-7300 BDS@PortlandOregon.gov www.PortlandOregon.gov/bds/translated TTY: 503-823-6868
 Relay Service: 711



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DESIGN ADVICE REQUEST PROCESS OVERVIEW

Purpose

Design Advice Requests (DARs) are a form of early assistance intended to provide a public forum for the preliminary discussion and exchange of information between the applicant, BDS staff, the public, and the representative Commission. The feedback that results from a DAR is advisory and preliminary in nature. The DAR is not a land use review and decisions are not made in the DAR process.

An applicant may request advice from the Design Commission or Historic Landmarks Commission prior to submitting a land use review. In some cases, a DAR may be required by a provision of the Zoning Code. These requests do not substitute for required prescribed regulatory or legislative processes.

Public Participation

The public meeting with the Commission will provide an opportunity for parties to submit oral and written comment. The Commission relies on Portlanders to bring their perspective on their community. Portland has a strong design legacy that continues through this process. The public's early input on significant projects helps to make sure we get this right. Continued participation through the land use review is necessary for public comments to be part of the land use review record.

Meeting Order

The order of appearance for those attending the meeting is as follows:

- BDS Staff Introduction
- Applicant Presentation
- City Staff Discussion Topics
- Public Comments
- Commission and Applicant Discussion

Guiding Criteria

Design Guidelines are used to guide the conversation during the DAR because they are the approval criteria used in the subsequent land use review. All feedback should relate to the concept's response to the Guidelines. Copies of the Design Guidelines are available online at portlandoregon.gov/designguidelines.

Outside DAR Scope

The Commissions only have the authority to influence elements of a project that relate to the approval criteria. For example, guidelines do not address private views. Here other resources for questions on issues that the Commissions cannot address:

Bureau of Planning and Sustainability (BPS)
 503-823-7700 | portlandoregon.gov/bps

- Off-Street Parking Requirements
- Upcoming Legislative Projects on Zoning
- Zoning Allowances

Bureau of Transportation (PBOT) | 503-823-5185 | portlandoregon.gov/transportation

- On-Street Parking
- Construction Impacts on Streets & Sidewalks

Office of Community & Civic Life
 503-823-4519 | portlandoregon.gov/civic

- Neighborhood Association Information
- Crime Prevention
- Noise Control Program
- Neighborhood Mediation



Observing or Testifying at the Portland Design Commission, Historic Landmarks Commission, or Adjustment Committee Webinar Hearings

Thank you for your interest in attending a land use public hearing. All hearings are currently held virtually, via Zoom. The information below will help you get connected.

***If you do not have access to the internet from a home computer or mobile phone, please see the end of this document for instructions on how to participate from a City building at 1900 SW 4th Avenue in downtown Portland.

Preparing for the Hearing:

1. To access the Zoom Webinar, please go to the online hearing Agenda, and click the link under the hearing date you are interested in participating: <https://www.portlandoregon.gov/bds/42441>
2. In advance of the hearing, please review documents and drawings in the project link within the Online Agenda.
 - Please also provide comments to the planner assigned in advance of the hearing.

Getting into the Hearing [Registering in Zoom to observe or participate in Hearing]:

1. In order to observe or testify in the hearing, please be sure to Register for the Webinar as soon as possible.
 - The Webinar Link is posted to the Online Agenda typically one week prior to the hearing date.
2. Once you register you will receive an email notification of how to log-in or access the Webinar.
3. You can enter the Webinar no sooner than ten minutes before the start of the hearing.
4. You will be held in the Zoom waiting room until the Webinar begins. (Please note each individual agenda item has an estimated start time.)
5. If using a smartphone or tablet, download the Zoom app for easy entry into the Webinar.

Public participation in the Hearing:

1. After Staff and Applicant presentations, the Chair will announce public testimony is open, and will ask if anyone else would like to testify.
2. You can provide public comment in this Webinar in several ways:
 - If during registration you indicated you would like to testify, we will put your name in order of request. Once in the hearing, testifiers will be renamed "Testifier 1 – (Your Name)"
 - Members of the public will be automatically muted except for when they are called by the Hearings Clerk for their public comment. During the Webinar, the Hearings Clerk will promote participants to "Panelists" in the order of Webinar Registrations received. When it is your turn to provide testimony, please accept the Clerk's invitation to be promoted to Panelist.
 - If you indicated in your registration that you did not want to testify but later changed your mind, when testimony is open:
 - Click the "raise your hand" function in ZOOM, and the Hearings Clerk will add you to the list of testifiers.
 - If you will be participating by call-in, raise your hand by pressing *9 - the Webinar host will see this notification.
 - When you are moved to Panelist position for your testimony, your name will be announced by the Chair or Hearings Clerk. Please be prepared to provide testimony.
 - Each testifier is allotted 2 minutes of testimony unless the Chair grants additional time.
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Design Advice Request

Con-way Block 292 East

CASE FILE	EA 23-050424 DA		
WHEN	Thursday, 8/10/2023 @ 1:30 PM <i>(This is the hearing start time - see Commission agenda for estimated project start time)</i>		
WHERE	ONLINE: Meeting link will be listed on the agenda available at www.portland.gov/bds/design-commission		
HOW	TO COMMENT: Follow instructions on the Design Commission agenda <u>or</u> email the planner at tanya.paglia@portlandoregon.gov		
REVIEW BY	Design Commission		
PROCESS	A Design Advice Request is a voluntary review process that allows the Commission to provide early feedback on a development proposal, prior to the required land use review		
PROPOSAL	Design Advice Request meeting for a proposal to develop Block 292 East in the Con-way Master Plan area with a 6-to-7-story residential building with approximately 166 units. The U-shaped building will have a courtyard that opens toward a mid-block pedestrian accessway to the west, and a lobby located in the southwest corner of the site facing south onto NW Raleigh St. Below-grade parking will have approximately 128 parking stalls and be accessed from NW Savier St on the north side of the site. Potential Modifications may be requested and include: Allowing an increase in the height limit by 19' (<i>Con-way Master Plan Dev Standard 1</i>); Reducing the required distance from the ground floor finished floor to the bottom of the structure above from by 1' from 16' to 15' (<i>Con-way Master Plan Development Standard 8.D</i>); Reducing the spacing of bicycle racks from the required 24" spacing; and reducing the width of some parking stalls due to structural column encroachment.		
REVIEW APPROVAL CRITERIA	<ul style="list-style-type: none"> • Con-way Master Plan Section 5 • Community Design Guidelines • Potentially 33.825.040, Modifications that will better meet design review requirements 		
SITE ADDRESS	Con-way Block 292 East - NW 21st Ave		
ZONING/ DESIGNATION	EXd – Central Employment with Design Overlay Northwest Plan District		
APPLICANT(S)	Kurt Schultz, SERA Architecture	OWNER(S)	Preg NW Portland LLC

QUESTIONS? BDS CONTACT	Tanya Paglia, City Planner (503) 865-6518 / tanya.paglia@PortlandOregon.gov Bureau of Development Services, 1900 SW 4 th Ave, Suite 5000, Portland, OR 97201		
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Traducción e interpretación | Chuyển Ngữ hoặc Phiên Dịch | 翻译或传译 | Turjumida ama Fasiraadda | 翻訳または通訳 | ການແປພາສາ ຫຼື ການອະທິບາຍ
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 503-823-7300
  BDS@PortlandOregon.gov
 www.PortlandOregon.gov/bds/translated
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 Relay Service: 711



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

Dan Ryan, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portland.gov/bds

DESIGN ADVICE REQUEST PROCESS OVERVIEW

Purpose

Design Advice Requests (DARs) are a form of early assistance intended to provide a public forum for the preliminary discussion and exchange of information between the applicant, BDS staff, the public, and the representative Commission. The feedback that results from a DAR is advisory and preliminary in nature. The DAR is not a land use review and decisions are not made in the DAR process.

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- Applicant Presentation
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- Public Comments
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503-823-7700 | portlandoregon.gov/bps

- Off-Street Parking Requirements
- Upcoming Legislative Projects on Zoning
- Zoning Allowances

Bureau of Transportation (PBOT) | 503-823-5185 | portlandoregon.gov/transportation

- On-Street Parking
- Construction Impacts on Streets & Sidewalks

Office of Community & Civic Life
503-823-4519 | portlandoregon.gov/civic

- Neighborhood Association Information
- Crime Prevention
- Noise Control Program
- Neighborhood Mediation



Observing or Testifying at the Portland Design Commission, Historic Landmarks Commission, or Adjustment Committee Webinar Hearings

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

Carmen Rubio, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7300
TTY: 711
www.portland.gov/bds

Date: July 5, 2023

To: Kurt Schultz | SERA Architects

From: Tanya Paglia, Land Use Services, Tanya.Paglia@portlandoregon.gov

RE: Design Advice Request posting for EA 23-050424 DA | Con-way Block 292 East

Dear Kurt Schultz:

I have received your application for a Design Advice Request (DA) at NW 21ST AVE. Your case number is given above. The first meeting with the Design Commission is scheduled for **August 17, 2023**. I am the planner handling your case, and can answer any questions you might have during the process.

You are required to post notice on the site of your proposal 20 days before the hearing. The information below will help you do this. I am also enclosing instructions for making the required posting boards and the notice that should be placed on the signs.

- A. You must post one of these signs adjacent to each street frontage on the site.
- B. These signs must be placed within 10 feet of the street frontage line, and must be visible to pedestrians and motorists. You may not post in the public right-of-way.
- C. Because the meeting with the Design Commission for your case is scheduled for **August 17, 2023**, you must post the notice by July 28, 2023, 20 days before the hearing.
- D. A certification statement is enclosed, which you must sign and return. The statement affirms that you posted the site. It also confirms your understanding that if you do not post the notice by the date above, your hearing will be automatically postponed. You must return this statement to us by 8/3/2023, 14 days before the hearing.
- E. You should not remove the notice before the meeting, but it must be taken down within two weeks after the meeting. You may want to save the posting boards to use for the required site posting during the Type III land use review.

Encls: Posting Notice
Statement Certifying Posting

cc: Application Case File

Design Advice Request

Con-way Block 292 East

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WHEN	Thursday, 8/17/2023 @ 1:30 PM <i>(This is the hearing start time - see Commission agenda for estimated project start time)</i>		
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APPLICANT(S)	Kurt Schultz, SERA Design and Architecture	OWNER(S)	James Santana, Cairn Pacific
QUESTIONS? BDS CONTACT	Tanya Paglia, City Planner (503) 865-6518 / tanya.paglia@PortlandOregon.gov Bureau of Development Services, 1900 SW 4 th Ave, Suite 5000, Portland, OR 97201		

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503-823-7300



BDS@PortlandOregon.gov



www.PortlandOregon.gov/bds/translated

TTY: 503-823-6868
Relay Service: 711

Kurt Schultz | SERA Architects
600 SW 10th Ave., STE 500 | Portland, OR 97205

DATE: _____

TO: Tanya Paglia | Tanya.Paglia@portlandoregon.gov
Bureau of Development Services
1900 SW Fourth Ave., Suite 5000 | Portland, Oregon 97201

APPLICANT’S STATEMENT CERTIFYING DESIGN ADVICE REQUEST POSTING

Case File EA 23-050424 DA

This certifies that I have posted notice on my site. I understand that the meeting with the Design Commission is scheduled for **August 17, 2023** at 1:30PM, and that I was required to post the property at least 20 days before the hearing.

The required number of poster boards, with the notices attached, were set up on _____ (date). These were placed adjacent to each street frontage so that they were visible to pedestrians and motorists.

I understand that this form must be returned to the Bureau of Development Services no later than 8/3/2023, 14 days before the scheduled meeting. I also understand that if I do not post the notices by 7/28/2023, or return this form by 8/3/2023, my meeting will automatically be postponed.

In addition, I understand that I may not remove the notices before the meeting, but am required to remove them within two weeks of the meeting.

In addition, I understand that I may not remove the notices before the meeting, but am required to remove them within two weeks of the meeting.

Signature

Print Name

Address

City/State/Zip Code

Additional Instructions for Posting Notice Signs

- Design Reviews, Historic Resource Reviews, and Design Advice Requests

Layout:

The overall board must be printed at its full 18-inch by 24-inch size. Templates for the 18-inch by 24-inch board are provided in Adobe Illustrator, Adobe InDesign, and PDF formats.

Place an image of your proposal, preferably a rendering or an elevation, on the left side of the 18-by-24-inch sign board. Make the image as large as possible without covering any of the blue background of the board and leaving enough room for the posting notice text. Place the posting notice text provided by the city planner on the right side of the board. The posting notice text is provided in PDF format by the city planner for easy insertion/attachment the sign template; it should be inserted at its full 8.5-inch by 11-inch size. See the example image on the following page for reference.

Materials:

Your local sign manufacturer will have a variety of options available, but for environmental reasons we recommend corrugated plastic because it can be recycled. Corrugated plastic is sold under many trade names. It is an extruded twin wall plastic-sheet product produced from high-impact polypropylene resin with a similar make-up to corrugated cardboard and is ideally suited for outdoor signage. It can be direct printed or will accept pressure sensitive adhesive graphics.

The sign must be printed in color.

Installation:

Signs may be attached to an existing building or structure, or mounted on posts, stakes, a fence, or other reasonable and sturdy structure that is fully accessible to the public.

Mounting Height:

To ensure that your sign is displayed at the correct height, the top of the sign when mounted should be no higher than 60" inches above grade and free from any obstruction. The bottom of the sign must be at least 24" above the ground.

An example image of the posting board layout is provided below:

NOTICE OF PUBLIC HEARING

Type III Land Use Review
LOT 5 STATION PLACE

CASE FILE: LU 26-06104 (2/6 AD)

WHEN: THURSDAY, SEPTEMBER 24, 2020 @ 1:30 PM
(This is the hearing date and time. Use Design Commission agenda for calendar update alert time.)

WHERE: ONLINE: Link to hearing is available at www.portlandoregon.gov/bds/dcadagenda

HOW: TO TESTIFY: Follow instructions on the Design Commission agenda or email the planner at Deanna.Melton@portlandoregon.gov

REVIEW BY: DESIGN COMMISSION

LAND USE REVIEW TYPE: DESIGN REVIEW WITH BUDGETARY FEES & ADJUSTMENT REVIEW

PROPOSAL: Design Review with Identification and Concept Adjustment Review for a proposed 5-story commercial building conversion of ground floor retail, dining, and support spaces with 2 short stories of structured parking located around surrounding 10 parking spaces. Above the ground floor retail and parking, 7 stories of office are proposed with large retail windows at the city and first floor that are cut into the main building massing. Vehicle access to parking and loading is proposed off of Northrup Street. Design Modifications are requested: one to reduce the height of the building height above 102' in height to be up to 102' tall; one to allow long term bike parking access for 10' by 10', and to use to build the ground floor entrance around along 100' Northrup Street.

REVIEW APPROVAL CRITERIA:

- Central City Fundamental Design Guidelines
- River District Energy Guidelines
- 23.025.040: Other approved impacts (Adjustment Review)
- 23.025.045: Modifications that will better meet design review requirements

SITE ADDRESS: NW 2nd Ave & NW Northrup St.

ZONING: CM2-Center City Commercial with Design Overlay

DESIGNATION: Central City Plan District / Peer Subdistrict

FURTHER INFO: Available online at www.portlandoregon.gov/bds/dcadagenda or contact the planner listed below at the Bureau of Development Services.

QUESTIONS? Deanna Melton, City Planner
(503) 823-1747; Deanna.Melton@portlandoregon.gov

FOR CONTACT: Bureau of Development Services, 1500 SW 4th Ave, Suite 1000, OR 97201

Additional information: 請向下列電話號碼或電子郵件查詢有關詳情 (請向下列電話號碼或電子郵件查詢有關詳情) (Additional details are posted on www.portlandoregon.gov/bds/dcadagenda)

823-831-7300 | www.portlandoregon.gov | 116-823-8888

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CASE FILE	EA 23-050424 DA		
WHEN	Thursday, 8/17/2023 @ 1:30 PM <i>(This is the hearing start time - see Commission agenda for estimated project start time)</i>		
WHERE	ONLINE: Meeting link will be listed on the agenda available at www.portland.gov/bds/design-commission		
HOW	TO COMMENT: Follow instructions on the Design Commission agenda <u>or</u> email the planner at tanya.paglia@portlandoregon.gov		
REVIEW BY	Design Commission		
PROCESS	A Design Advice Request is a voluntary review process that allows the Commission to provide early feedback on a development proposal, prior to the required land use review		
PROPOSAL	Design Advice Request meeting for a proposal to develop Block 292 East in the Con-way Master Plan area with a 6-to-7-story residential building with approximately 166 units. The U-shaped building will have a courtyard that opens toward a mid-block pedestrian accessway to the west, and a lobby located in the southwest corner of the site facing south onto NW Raleigh St. Below-grade parking will have approximately 128 parking stalls and be accessed from NW Savier St on the north side of the site. Potential Modifications may be requested and include: Allowing an increase in the height limit by approximately 19' (<i>Con-way Master Plan Dev Standard 1</i>); Reducing the required distance from the ground floor finished floor to the bottom of the structure above by approximately 1' from 16' to 15' (<i>Con-way Master Plan Development Standard 8.D</i>); Reducing the spacing of bicycle racks from the required 24" spacing; and reducing the width of some parking stalls due to structural column encroachment.		
REVIEW APPROVAL CRITERIA	<ul style="list-style-type: none">• Con-way Master Plan Section 5• Community Design Guidelines• Potentially 33.825.040, Modifications that will better meet design review requirements		
SITE ADDRESS	Con-way Block 292 East - NW 21st Ave		
ZONING/ DESIGNATION	EXd – Central Employment with Design Overlay Northwest Plan District		
APPLICANT(S)	Kurt Schultz, SERA Design and Architecture	OWNER(S)	James Santana, Cairn Pacific
QUESTIONS? BDS CONTACT	Tanya Paglia, City Planner (503) 865-6518 / tanya.paglia@PortlandOregon.gov Bureau of Development Services, 1900 SW 4 th Ave, Suite 5000, Portland, OR 97201		

Traducción e interpretación | Chuyển Ngữ hoặc Phiên Dịch | 翻译或传译 | Turjumida ama Fasiraadda | 翻訳または通訳 | ການແປພາສາ ຫຼື ການອະທິບາຍ
Письменный или устный перевод | Traducere sau Interpretare | 번역 및 통역 | الترجمة التحريرية أو الشفوية | Письмовий або усний переклад

 503-823-7300  BDS@PortlandOregon.gov  www.PortlandOregon.gov/bds/translated TTY: 503-823-6868
Relay Service: 711

Kurt Schultz | SERA Architects
600 SW 10th Ave., STE 500 | Portland, OR 97205

DATE: 7/14/23

TO: Tanya Paglia | Tanya.Paglia@portlandoregon.gov
Bureau of Development Services
1900 SW Fourth Ave., Suite 5000 | Portland, Oregon 97201

APPLICANT'S STATEMENT CERTIFYING DESIGN ADVICE REQUEST POSTING

Case File EA 23-050424 DA


This certifies that I have posted notice on my site. I understand that the meeting with the Design Commission is scheduled for **August 3, 2023** at 1:30PM, and that I was required to post the property at least 20 days before the hearing.

The required number of poster boards, with the notices attached, were set up on 7/12/23 (date). These were placed adjacent to each street frontage so that they were visible to pedestrians and motorists.

I understand that this form must be returned to the Bureau of Development Services no later than 7/20/2023, 14 days before the scheduled meeting. I also understand that if I do not post the notices by 7/14/2023, or return this form by 7/20/2023, my meeting will automatically be postponed.

In addition, I understand that I may not remove the notices before the meeting, but am required to remove them within two weeks of the meeting.

In addition, I understand that I may not remove the notices before the meeting, but am required to remove them within two weeks of the meeting.



Signature
Kurt Schultz

Print Name
600 SW 10th Ave

Address
Portland OR 97205

City/State/Zip Code

PBOT – Development Review

Design Advice Request (DAR) Response

Date: July 14, 2023

To: Kurt Schultz, SERA ARCHITECTS
503-548-2358, kurt@serapdx.com

From: Michael Pina, PBOT Development Review
503-823-4249, michael.pina@portlandoregon.gov

Case File: EA 23-050424

Location: NW 21ST AVE

R#: R703174

Proposal: DZ HEARING - Block 292 East is a full block 6 to 7 story residential apartment project in the ConWay Master plan area. The block is bounded by NW Raleigh, NW 20th Ave, and NW Savier. Block 292 East will have approximately 166 residential apartment units. Stormwater disposal will be through drywells.

The following comments are in response to the applicant's Design Advice Request (DAR), submitted June 14, 2023.

KEY ISSUES

Driveway Design Exception (DDE): As noted in Early Assistance (EA) meeting 23-035771 PC, the project requires approval of a DDE for three to four elements: 1) a garage door less than 20-ft from the property line; 2) a garage door serving more than 100 vehicle spaces; 3) access placed on a higher classified street according to the TSP, and 4) a driveway slope exceeding 16 percent (if applicable). The DDE is required to be approved prior to PBOT supporting the land-use case. City records indicate that a DDE has yet to be applied for. This item remains outstanding.

NW 20th Ave Local Improvement District (LID) Cycle Track Improvement: The site's NW 20th Ave frontage was recently completed through an LID (Ord. 190340). The final cross-section of the constructed improvements differs slightly from the 'Exhibit B' cross-section from an earlier version of the LID (Ord. 187244), in that Exhibit B showed a 1.5-ft wide Frontage zone is placed between the Pedestrian Through Zone and the property line. However, PBOT construction documents indicate that the 1.5-ft wide buffer was moved to between the curb and the bike lane, meaning that the property line along this frontage is immediately against the Pedestrian Through Zone (sidewalk) and lacks the 1.5-ft wide Frontage zone intended in the aforementioned Exhibit B document.

PBOT's response in the EA was for the applicant to dedicate the additional 1.5-ft in order to provide the intended Frontage zone. However, following the EA, the applicant pointed out that Finding #8 of LID Ord. 190340 stated that that no further widening of the street, curb or sidewalk would be required, and nothing additional need be constructed.

Section B.1.2.3 of the City's *Pedestrian Design Guide* (PDG), states that frontage zones in vibrant pedestrian-focused areas is intended to provide space for pedestrians to window shop or wait in line. It is also a preferred location for outdoor dining or display of goods without impeding the Pedestrian Through Zone. Therefore, PBOT recommends that a 1.5-ft wide setback be provided along the site's NW 20th Ave frontage in lieu of the Frontage zone.



Northwest District Association

July 27, 2023

Tanya Paglia
Bureau of Development Services
1900 SW 4th Avenue
Portland, Oregon 97201

RE: EA 23-050424 DA – Conway - Block 292 East

The NWDA Planning Committee reviewed the DAR submittal for the above referenced project on Jul 20 2023. We offer the following comments for your consideration.

Overall

The NWDA supports the general project concept, uses, massing, and façade strategy.

Ground Level Uses

1. At-grade entrances to live-work units ok;
2. Provide ~3' vertical separation to all other ground level residential units per NWMP;
3. Design stoops to better support casual use, sitting, etc. and not just as back entrance;
4. Provide for 'pet-relief' area;

Pedestrian Accessway

The pedestrian accessways are intended to be a part of a system of public open spaces in the Master Plan Area. As such, they are not an extension of each building, but an independent coherent element, this one providing a unified connection from the forecourt of Block 293 to the Slabtown Park and Square:

1. provide much stronger relationship to the design of the pedestrian accessway on Block 291, and its sweeping processional into the park;
2. provide a continuation of the unified design to the crossings at both Savier and Raleigh streets.

Upper Level Façade Design

1. Provide stronger visual connectivity with the lower floors;
2. 'Wood-look' cladding material emphasizes a "building landed on building" appearance;



3. Gable-end form adjacency to lower parapet at SE, NE and NW corners of building is visually and functionally awkward due to the unusual scale and location of the element. The 'scoop dormers' are more successful;

Best Regards,
the Northwest District Association

A redacted signature consisting of a thick black horizontal line with a vertical crossbar on the left side.

Steve Pinger
member, Planning Committee



City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue · Portland, Oregon 97201 | 503-823-7300 | www.portland.gov/bds



Early Assistance Application

File Number: _____

Appt Date/Time: _____

FOR INTAKE, STAFF USE ONLY

Date Rec _____ by _____

LU Reviews Expected _____

Related cases

- Y N Unincorporated MC
- Y N Potential Landslide Hazard Area (LD & PD only)
- Y N 100-year Flood Plain
- Y N DOGAMI (high)

Qtr Sec Map(s) _____ Zoning _____

Plan District _____

Historic and/or Design District _____

Neighborhood _____

District Coalition _____

Business Assoc _____

Neighborhood within 400/1000 ft _____

APPLICANT: Complete all sections below. Email this application and supporting documents described below to: LandUseIntake@portlandoregon.gov. Once the application is received, staff will contact you regarding payment and scheduling a date and time for your meeting.

Site Address _____

Site Size/Area _____

Property ID(s) R _____ R _____ R _____ R _____

Short Project Description: do not leave blank or direct to "see attached". Attach additional sheets for a more detailed description, if needed.

Design & Historic Review (New development: give project valuation. Renovation: give exterior alteration value) \$

Select an Early Assistance Type and check boxes for desired meeting/written notes options:

Early Assistance Type	City Reviewers	On-line MS Teams meeting & written notes provided	No meeting, written notes provided
<input type="checkbox"/> Pre-application Conference Only required for Type III and IV land use reviews	BDS Land Use Services, Transportation, Environmental Services, Water, Parks, others as needed	<input type="checkbox"/>	
<input type="checkbox"/> Design Advice Request Public Zoom meeting with Design Commission or Historic Landmarks Commission	BDS Land Use Services and Design Commission or Historic Landmarks Commission		
<input type="checkbox"/> Zoning and Infrastructure Bureaus (including initial bureau responses for street vacations)	BDS Land Use Services, Transportation, Environmental Services, Water, Parks	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Zoning Only	BDS Land Use Services	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Pre-Permit Zoning Plan Check <input type="checkbox"/> 1-2 housing units <input type="checkbox"/> all other development	BDS Land Use Services		<input type="checkbox"/>
<input type="checkbox"/> Public Works Inquiry for 1-2 housing units Only for 1-2 unit projects that do not require a land use review, land division or property line adjustment	Transportation, Environmental Services, Water		<input type="checkbox"/>

Applicant Information Include a separate sheet for additional names if needed.

PRIMARY CONTACT, check all that apply Applicant Owner Other _____
Invite to MS Teams Meeting?: Yes No

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip Code _____

Day Phone _____ email _____

Check all that apply Applicant Owner Other _____
Invite to MS Teams Meeting?: Yes No

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip Code _____

Day Phone _____ email _____

Check all that apply Applicant Owner Other _____
Invite to MS Teams Meeting?: Yes No

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip Code _____

Day Phone _____ email _____

Please submit the following materials to LandUseIntake@portlandoregon.gov:

- Written project description, including proposed stormwater disposal system and additional property IDs if not included above.
- List of questions to be discussed.
- Site plans drawn to a measurable scale, with scale and scale bar identified and building elevations drawn to a measurable scale (if appropriate), with scale and scale bar identified.
- If the site is in a design overlay and you're planning to meet design standards, completed scorecards are required. Scorecards are available at <https://www.portland.gov/bds/land-use-review-fees-and-types/design-standards>.

Note:

1. See the Land Use Services fee schedule for detailed fee information: www.portland.gov/bds/current-fee-schedules.
2. Public notice (email and internet posting) is provided for Pre-application conferences and Design Advice Requests.
3. Only material submitted with the original application will be addressed by City staff; we are unable to address any additional material that is submitted after the application is received.
4. For some proposals, such as those using the Community Design Standards, you will receive more detailed information if you provide full-sized plans.
5. Estimates for System Development Charges (SDCs) are not provided at Early Assistance Meetings. Refer to SDC information on the BDS website.
6. Plans examiners do not participate in Early Assistance meetings and they do not provide written comments. For life/safety and building code questions, consult with a plans examiner by scheduling a 15-minute appointment or a Life Safety Preliminary Meeting (www.portland.gov/bds/documents/life-safety-preliminary-meeting-request-packet).



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

Carmen Rubio, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7300
TTY: 711
www.portland.gov/bds

BDS – Conference Facilitator Summary Memo

Pre-Application Conference

Date: July 14, 2023

To: Kurt Schultz, Sera Architects, kurts@serapdx.com
Tim Nash, Prometheus Real Estate Group Inc., tnash@prometheusreg.com

From: Matt Wickstrom, Conference Facilitator
Matt.Wickstrom@portlandoregon.gov, 503-865-6513

Case File: EA 23-035771

Location: NW 21ST AVE

Property ID: R703174

Proposal: A Pre-Application to discuss a 6 to 7 story residential apartment project with approximately 166 dwelling units and 120 parking stalls in an underground garage accessed from NW Savier St. The ground floor will be occupied by two-story townhouse style dwelling units.

This conference summary report identifies the participants at the conference, provides an initial response to the issues and requirements for the proposed project with separate response from key bureau representatives. This memo identifies current land use review fee information and provides related information that may be helpful as the project moves from concept to completion.

Pre-Application Conferences are required for all major (Type III and IV procedure) land use reviews. The purpose of the conference is to inform the applicant of the substantive and procedural requirements of the Land Use Review, to identify the submittal requirements and documents this information for the applicant and all interested persons.

The information provided at the conference and included in this summary is based on the information that was submitted prior to and at the meeting and reflects regulations in effect at the time of the conference. The meeting is intended to convey information. It is not a public hearing and no land use decision is rendered at the conference. Interested persons may attend the conference and obtain copies of all the written information that is submitted and prepared for it.

You must submit your Land Use Review application within two-years of the Conference.

Conference date: May 24, 2023

Expiration of Conference: May 23, 2025

A. Comments from Bureau Representatives: The chart below identifies the staff who participated in the conference and/or who submitted written comments:

Response attached	Bureau	Responsibilities	Contact
Yes	BDS Land Use Services	Review of land use review	Tanya Paglia 503-865-6518
Yes	PBOT	Public Streets	Michael Pina 503-823-4249
Yes	BES	Sanitary sewer service, public and private stormwater management, drainageways and drainage reserves, source controls	Emma Kohlsmith 503-823-8427
Yes	BDS Site Development	Septic systems, private rights-of-way, geotechnical requirements, erosion control	Ye Zhuang 503-823-7901
Yes	Water Bureau	Connections to public water	Sadie Silkie 503-823-7168
Yes	Water Bureau	Water quality backflow	Dave Barrigan 503-823-7479 Jim Baker 503-823-7480
Yes	Fire Bureau	Access grades, fire hydrants, turnarounds	Alice Johnson 503-823-5094
Yes	Urban Forestry	Street trees	Amil Jakupovic 503-823-4491
No	devTeam Portland, BDS	Further information on devTeam Portland can be accessed at: Process Management - Major Projects Group Portland.gov	David Kuhnhausen 503-823-6770

Please refer to the memo from Tanya Paglia, Land Use Services Design and Historic team for the list of application submittal requirements for the required land use review(s). Also, the attached responses from the City bureaus identify additional requirements that are pertinent to the land use review or a later Building Permit submittal.

If you have questions about comments included in this Pre-Application Summary Report, please contact the representative identified in the respective memo. Please note that staff comments are based on the information submitted at the time of application. If you have questions regarding the proposal beyond those covered in this summary report, or if your proposal changes in scope or configuration, a new Pre-Application Conference may be required or an additional Early Assistance application may be needed to provide responses to your follow-up questions.

B. Fees

Below is an estimate of land use fees that may apply to your proposal. Fees charged will be those in effect when the Land Use Review application is submitted. When more than one Land Use Review is requested, full fees are charged for each additional review. The fees below are current; however, fees will increase effective July 1, 2023. You may view the current [Land Use Review fees](#) at the following link: [Fee Schedules - Building Permit Costs, Trade Permit Costs and Other](#)

[BDS Fees | Portland.gov](#)

Land Use Review Type	Estimated Fee
Type III Design Review	.040 of project valuation (min. fee \$6,079 /max fee \$32,820)
	+\$9,077 (combined service bureau fee)
	+\$1,886 (for each Design Modification)
	+ \$5,503 (for each Adjustment Review)

During the building permit process, Permit Fees will be charged for review of your permits and Systems Development Charges (SDCs) may be assessed for new development. An online fee estimator is available on the BDS website at the following link: [Estimate the Cost of Your Building Permit | Portland.gov](#).

C. Other Information

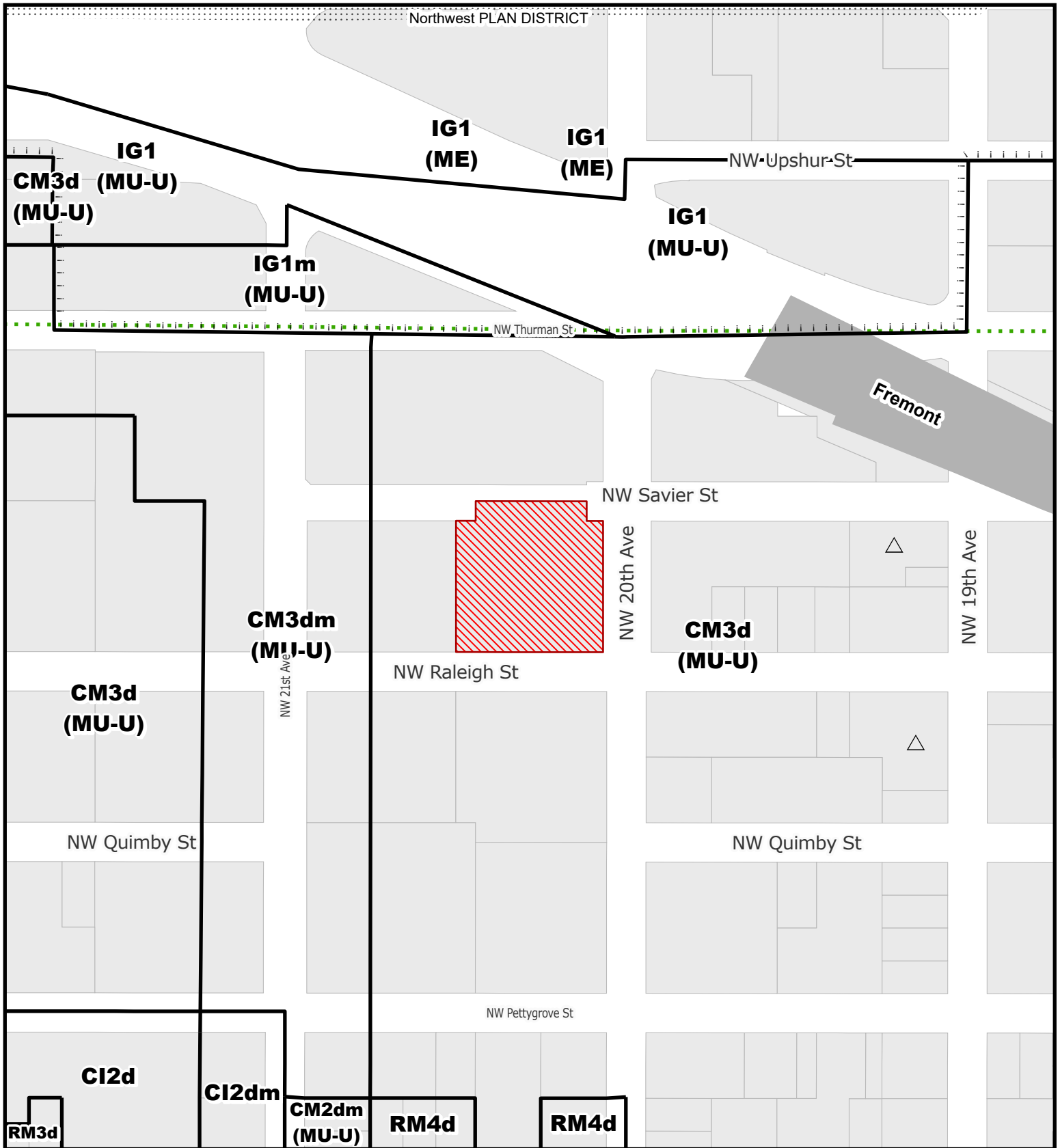
1. Preliminary Life Safety Plan Review Consultation: For Building Code/Life Safety information, you may sign up for a Preliminary Life Safety meeting. Information can be found at the following link: [Life Safety Preliminary Meeting Request Packet | Portland.gov](#)
2. Electric Service Requirements. Information on electric service requirements for properties served by PGE can be found at the following link: <https://www.portlandgeneral.com/construction/electric-service-requirements>; and information on electric service requirements for properties served by Pacific Power can be found at the following link: <https://www.pacificpower.net/working-with-us/builders-contractors/electric-service-requirements.html>

Please note that the service requirements included in these links may not cover all requirements associated with your project. Applicants should contact the PGE Service Coordinator at 503-736-5450 or the Pacific Power Business Center at 888-221-7070 to identify issues that are specific to your project and to coordinate electric service requirements.

3. PGE requires minimum clearances from electric wires, conductors and cables. Before building, please be aware of these clearances by calling PGE at 503-736-5450. For more information on the [PGE Minimum Clearance Requirements](#) use the following link: [Why You Should Respect Portland General Electric's Power Line Clearances | Portland.gov](#).
4. Portland Housing Bureau. The Housing Bureau provides financial assistance for various development phases to both nonprofit and for-profit affordable housing developers (typically multi-dwelling rental housing). For more information, go to the following link: <https://www.portland.gov/phb>.
5. Bureau of Planning and Sustainability. The Bureau of Planning and Sustainability delivers policy and programs related to green buildings, energy efficiency, renewable resources, waste reduction, and recycling. For more information on [Sustainability Programs and Services](#) in the Bureau of Planning and Sustainability go to the following link: <https://www.portlandoregon.gov/bps/67121>.
6. Energy Trust of Oregon. The [Energy Trust of Oregon](#) provides technical assistance and cash incentives for energy efficient design. For more information, go to the following link: <https://www.energytrust.org/>
7. Oregon Department of Energy. The [Oregon Department of Energy](#) Conservation Division provides information on a variety of programs to encourage energy conservation, including tax rebates and low-interest energy loans. For more information, go to the following link: <http://www.oregon.gov/energy/Pages/index.aspx>

Attachments:

Zoning Map
Ground Floor Plan
Levels 2-5 Plan
BDS Land Use Services Response
PBOT Response
BES Response
BDS Site Development Response
Water Bureau Response
Fire Bureau Response
Parks Bureau Response
Sign-in Sheet



For Zoning Code in Effect Post October 1, 2022

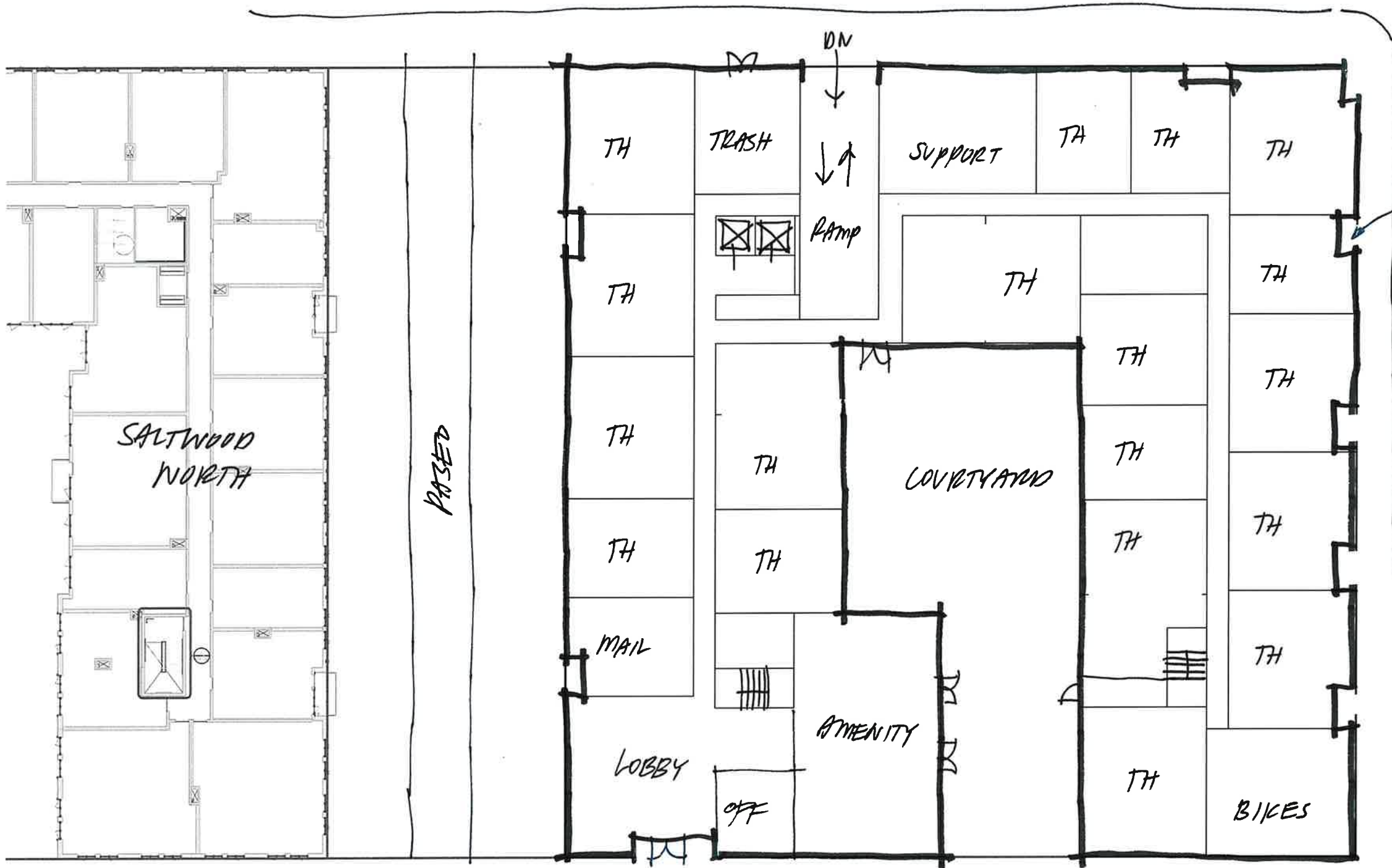
ZONING

THIS SITE LIES WITHIN THE:
NORTHWEST PLAN DISTRICT

-  Site
-  Plan District
-  Historic Landmark
-  Recreational Trails

File No.	<u>EA 23 - 035771 PC</u>
1/4 Section	<u>2827</u>
Scale	<u>1 inch = 200 feet</u>
State ID	<u>1N1E28CD 2402</u>
Exhibit	<u>B</u> <u>May 02, 2023</u>

NW SAVIER

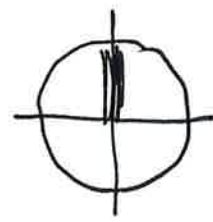


INSET STOOPS ON NW 20TH AVE

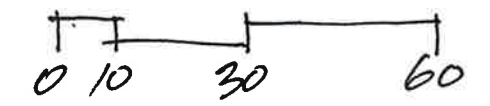
NW 20TH AVE

± 18 UNITS

NW RALEIGH



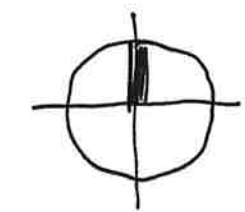
BLOCK 292 E
GROUND FLOOR



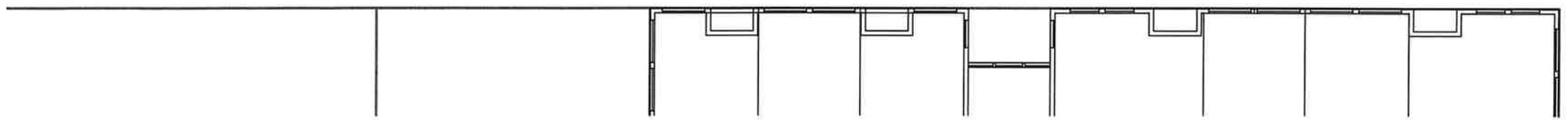
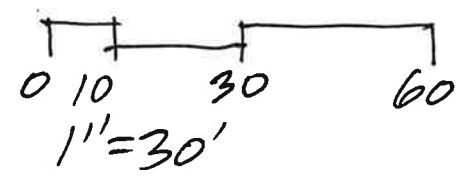
FREEWELL



± 30 UNITS



BLOCK 292 E
LEVEL 2-5





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

Carmen Rubio, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7300
TTY: 711
www.portland.gov/bds

BDS – Land Use Planner Response

Pre-Application Conference

Date: July 11, 2023
To: Kurt Schultz
(503) 866-1981
Kurts@Serapdx.Com
From: Tanya Paglia
503-865-6518, Tanya.Paglia@portlandoregon.gov
File No.: 23-035771
Location: NW 21ST AVE
Tax Account: R703174
State ID Number: 1N1E28CD 02402
Zoning: CM3 (MU-U), d, Northwest
Proposal: A Pre-Application to discuss a 6 to 7 story residential apartment project with approximately 166 dwelling units and 120 parking stalls in an underground garage accessed from NW Savier St. The ground floor will be occupied by two-story townhouse style dwelling units.

Please contact me with questions regarding this memo, or if I can be of further assistance as you move forward with your proposal.

The information provided at the conference and included in this response is based on the information you provided prior to and at the conference and reflects regulations in effect at the time of the conference. This response provides information and guidance only. It is preliminary in nature and based on the information the applicant provided to BDS staff. It is neither a land use review nor a final decision regarding this project. References are to the Portland Zoning Code available online at www.portland.gov/code/33.

Zoning:

- **Base:** EXd, Central Employment base zone (33.140 Employment and Industrial Zone) with Design Overlay – Note: vested in 2012 Zoning Code
- **Overlay(s):** Design Overlay Zone (33.420)
- **Plan District:** Northwest Plan District (33.562)
- **Pattern Area:** Inner
- **Pedestrian District:** Northwest District
- **Streets:** Adjacent streets are classified as follows:
 - NW 20th Ave is classified as a City Bikeway, City Walkway in a Pedestrian District, Local Service Transit Street, Local Service Street Design, Local Service Traffic Street, Local Service Freight Street, Minor Emergency Response Street.
 - NW Raleigh St is classified as a City Bikeway, City Walkway in a Pedestrian District, Transit Access Street, Local Service Street Design, Local Service Traffic Street, Local Service Freight Street, Minor Emergency Response Street.

- NW Savier St is classified as a City Bikeway, Neighborhood Walkway in a Pedestrian District, Local Service Transit Street, Local Service Street Design, Local Service Traffic Street, Local Service Freight Street, Minor Emergency Response Street.
- **Transit:** Considered “close to transit”
- **Corridors:** NW 21st Ave is considered a Civic or Neighborhood Corridor
- **Neighborhood Plan:** Northwest District Plan

A. KEY ISSUES AND REQUIREMENTS

The following issues and requirements have been summarized for the applicant to pay special attention to as they may impact the proposed project.

1. Design Overlay Review Options

- a. **Design Review Track.** A Type III Design Review will be required per table 825-1 of Section 33.825.025 and Per Section 8 Con-way NW Master Plan Table 825-1 of Section 33.825.025. Additional information about Design Review can be found below in the sections below, including Design Review submittal requirements in Section D.

2. Design Review and Other Land Use Review Processes

- a. **Design Review Approval Criteria.** The applicable approval criteria are the Community Design Guidelines (can be found at portlandoregon.gov/designguidelines) and NW Master Plan Design Guidelines (Con-way Northwest Master Plan, LU 12-135162 MS).
- b. **Additional Land Use Reviews.** Additional land use reviews can be requested in addition to the Design Review. The development standards of the Zoning Code are expected to be met. However, if a standard cannot be met, a *Modification* or *Adjustment* review can be requested. Please note, requests for Modifications or Adjustments must mitigate **and** better meet the purpose of the standard and applicable Design Guidelines.
 - A **Modification** review may be requested for site-related standards (such as setbacks, size of loading spaces) that are not met.
 - An **Adjustment** review may be requested as part of the design review for use-related development standards (such as floor area ratios, number of loading spaces, number of parking spaces) that are not met.

All additional land use reviews should be listed on the land use application, the respective fees paid, and a response provided that addresses the additional approval criteria listed in the relevant Portland Zoning Code Chapters.

- c. **Other Approval Criteria.** May apply if Modifications (Section [33.825.040](#)) or Adjustments (Section [33.805.040](#)) to development standards are requested.
- d. **Fee(s).** Current fee(s) for land use reviews can be found at [Land Use Services Fee Schedule](#).
- e. **2022 Guide to Design Review.** You are encouraged to review the Guide to the Design Review Process prepared by the Design Commission, which provides guidance and expectations of the Design Review process. This guide was adopted by the Design Commission in January 2022. The guide can be found at https://www.portland.gov/sites/default/files/2022/2022-dz-guide-to-design-review_2.pdf.
- f. **Certificate of Compliance.** Approval of a Design Review allows for the proposed work to be built. The expectation is that the building permit will reflect the project (including the details) that was approved. To ensure this, a Certificate of Compliance will be required at the time of building permit as indicated in a condition of approval. The Certificate of Compliance form can be found at portland.gov/bds/documents/certificate-compliance-design-and-historic-resource-review-approvals.

3. Design Review Issues to Address

This preliminary feedback is a response to the information in your Pre-Application Conference submittal and based on the approval criteria of the Community Design Guidelines and NW Master Plan Design Guidelines (Con-way Northwest Master Plan, LU 12-135162 MS).

- **DAR Feedback.** The project is scheduled for a Design Advice Request on August 3, 2023. The Portland Design Commission will provide guidance through this process which will identify the relevant issues to address, if any, in an updated design.

4. Applicable Development Standards

Please note, meeting the minimum Title 33 standards does **not** ensure that a project will meet the Design Review approval criteria and receive approval. It is recommended you design to meet/exceed the approval criteria, and not begin with just meeting the minimum Title 33 standards.

Note: This project is vested in 2012 code – see more information in section “b” below.

a. Development standards that will apply to the project. These include, but are not necessarily limited to, those from the following chapters in the Zoning Code (Title 33) and other City codes available online at portland.gov/code/33.

- [33.825 Design Review](#)
- [33.562 Northwest Plan District](#) - development standards in the plan district may supersede those in the base zone and chapters below.
- [33.420 Design Overlay Zone](#)
- [33.266 Parking and Loading](#)
- [33.248 Landscaping and Screening](#)
- [33.140 Employment and Industrial Zone EXd](#), Central Employment base zone with Design Overlay – use 2012 Zoning Code.
- [Title 32 Sign Code](#) – signs over 32 SF in size in the Design Overlay zone require Design Review.

b. Specific Development Standards to note for this project. This list is not intended to be comprehensive. Always reference Title 33 for all applicable development standards and the exact language of each standard.

The site is located within the Northwest Plan District. It is more specifically within the Northwest Master Plan. A Con-way Northwest Master Plan was approved by the Hearings Officer, LU 12-135162 MS, and includes use regulations, development standards, design guidelines, land use review processes, etc. for new development within its boundaries.

The Term of the current Con-way Northwest Master Plan was originally October 2, 2012 to October 2, 2022, however, it was extended due to the COVID pandemic and will remain in effect until January 1, 2024 (33.562.300.H). During the term of the Master Plan, any proposed development within the Northwest Master Plan area is vested in the zoning regulations in effect when the master plan was filed – April 24, 2012. Therefore newer zoning code provisions such as Inclusionary Housing do not apply to this proposal.

- **Midblock Pedestrian accessway.** The Con-way NW Master Plan calls for a network of pedestrian accessways that are privately owned but open to the public. Development of the pedestrian accessway between 292-W and 292-E is also subject to Design Review. The mid-block pedestrian accessway is supposed to be 60' wide from building face to building face. Areas to provide for stairs, stoops, and other private entrance features can encroach up to a depth of 10' (see Standard 8.E. Private entrances and terraces facing pedestrian accessways) and the area shall be delineated at the boundary with the accessway by including a low fence, wall, hedge, or similar feature. With the allowances for encroachment, the pedestrian accessway should have a width of no less than 40' clear per CMP Figure 06-8 (street section).
- **Con-way NW Master Plan's 10 Development Standards (Section 5 of the Plan):**

1. **Development Standard 1 – Height.** The height limit for Block 292 East is 67' (see **Map 05-1**).
2. **Development Standard 2 – Density/FAR.** The maximum FAR for the entire Master Plan area is 3:1 (see **Map 05-2**) with a minimum FAR of 1.5:1. The Master Plan also has maximum square footage limits as follows: Max of 150,000 SF of new retail sales and service uses; Max of 450,000 SF of new commercial office use.

An FAR transfer within the Con-way NW Master Plan area is required if the individual site will exceed 3:1 (as long as the Master Plan area does not exceed 2,280,850 SF).
3. **Development Standard 3 – Retail sales and service uses.** Not relevant to this site (pertains to New Seasons on Block 296).
4. **Development Standard 4 – Transfer of floor area within the NW Master Plan area.** Pertains to transfer of floor area within the NW Master Plan Area – see #2.
5. **Development Standard 5 – Neighborhood facilities within the NW Master Plan area.** As an incentive to developers, FAR from certain neighborhood facilities will not count against the maximum FAR allowed on the site (public schools, public community centers, daycare facilities for children, public libraries and full service bike stations).
6. **Development Standard 6 – Required building lines.** Pertains to required building lines of which there are none for this site (see **Map 05-4**).
7. **Standard 7 – Special ground floor retail sales and service, or neighborhood facility uses and setbacks on NW 21st Avenue.** Not relevant to this site (site does not abut NW 21st Ave; see **Map 05-5**).
8. **Standard 8 – Standards on streets, squares, parks, and other open spaces.** The below standards apply to *all four frontages of the site* (see **Map 05-6**).
 - **8.C. Required windows above the ground floor.** On all frontages windows must cover at least 35% of the area of the required façade above the ground floor wall area. This requirement is in addition to any required ground floor windows. Ground floor wall areas include all exterior wall areas up to 12 feet above grade.
 - **8.D. Ground floor active use standard.** In order to accommodate active uses that include but are not limited to residential, retail, lobbies, commercial, office, schools and colleges, community service, religious institutions, daycare, community centers, and libraries, the ground floor of buildings (when proposed) must be designed and constructed as follows. This standard must be met along at least 50 percent of the ground floor of walls in designated sites, per Map 05-6. Areas designed to accommodate active uses must meet the following standards:
 - 8.D.1. The distance from the finished floor to the bottom of the structure above must be at least 16 feet. The bottom of the structure above includes supporting beams;
 - 8.D.2. The area must be at least 25 feet deep, measured from the façade;
 - 8.D.3. At least 35 percent of the ground floor wall area must be windows and doors.
 - **8.E. Private entrances and terraces facing pedestrian accessways.** Areas to provide for stairs, stoops, and other private entrance features are permitted within a pedestrian accessway up to a depth of 10 feet. The area shall be delineated at

the boundary with the accessway by including a low fence, wall, hedge, or similar feature.

- **8.F. Buildings.** The top floor of all buildings taller than 75 feet shall be setback a minimum of 5 feet.

9. Standard 9 – Parking standards. Base Parking Level 1 (9.A.1): No minimum parking requirements and the following maximum parking standards:

- Office and Retail: 2.5 stalls per 1,000 SF
- Housing: 1 stall per unit

10. Standard 10 – Square standards. Not relevant to this site.

- **Expiration of the Conway Mater Plan.** Per 33.562.300.H. An approved Northwest Master Plan remains in effect for 10 years, unless the plan is amended or updated, with the exception of Northwest Master Plans approved prior to August 10, 2020, which remain in effect until January 1, 2024.
- **FAR Vesting in Conway.** As noted above in the Con-way NW Master Plan's 10 Development Standards (Section 5 of the Plan), FAR limitations for Conway are included in Development Standard 2 of the Master Plan. An applicant is vested into their allocation of the maximum total floor area when a land use approval is issued.
- **EX Zone Standards from 2012 Zoning Code:**
 - **Setbacks.** The maximum setback allowed in EX is 10' and minimum is 0' (Table 140-3).
 - **Building Coverage.** Up to 100% coverage allowed (Open Spaces – NW Quimby, plaza, and area in general alignment with Accessways are required per the Master Plan) (Table 140-3).
 - **Minimum Landscaped Area.** None required (Table 140-3).
 - **Transit Street Main Entrance.** Generally, main entrances must be within 25 feet of the transit street for each tenant space and face the street, other standards apply to these required entrances (33.140.242).
 - **Pedestrian Standards.** There must be a connection between one main entrance of each building on the site and the adjacent street. The connection may not be more than 20 feet longer or 120 percent of the straight line distance, whichever is less. An additional connection, which does not have to be a straight line connection, is required between the other street and a pedestrian entrance. However, if at least 50 percent of a street facing facade is within 10 feet of the street, no connection is required to that street. The circulation system must be hard-surfaced, and be at least 6 feet wide. The on-site pedestrian circulation system must be lighted to a level where the system can be used at night by the employees, residents, and customers (33.140.240).
 - **Screening.** All exterior garbage cans, garbage collection areas, and recycling collection areas must be screened from the street and any adjacent properties. Screening must be to at least L2 or F2 standard. Mechanical equipment located on the ground, such as heating or cooling equipment, pumps, or generators must be screened (33.140.235, 33.248)

- **Ground Floor Windows.** Some frontages are superseded by Con-way Master Plan development standards 7 and 8.
- **Loading Standards. Based on the preliminary information included in the PC materials it appears that the requirement for this site will be one of the following:**
 - Apartment Building (all floor area in Household Living use and more than 100 dwelling units):
 - One loading space meeting Standard A or two loading spaces meeting Standard B are required (33.266.310.C.1.c)

In order to provide less on-site loading than required, an Adjustment would have to be requested and approved as part of the Design Review. In order to provide smaller on-site loading than required, a Modification would have to be requested and approved as part of the Design Review. Both Adjustments and Modifications related to loading would require support by PBOT to be approved.

5. Coordination with Other Agencies

Refer to individual responses from all participating bureaus, review groups and agencies for more detailed information.

a. Electric Utility Provider Coordination

- Utility Transformers – Plan for Power (new change for 7/1/22). Utility transformers should be located on-site, behind active use street frontage, behind at-grade loading docks, or in underground parking garages. Please consult with the Case Planner assigned to this Early Assistance appointment and coordinate with the utility providing electrical service to determine power needs, transformer sizing and transformer location. Please note this document [Guidance to Siting Electrical Transformers](#) and the below [Path to Siting Electrical Transformers](#).

If an agreement is made with the Land Use Case Planner, and a written acknowledgement from the Utility Provider is provided per the steps below, a transformer can be located in the ROW. Please note, [PBOT has a Design Exception Request per TRN 8.13](#) process for locating private use utility vaults in the public right-of-way, known as Utility Vault Exclusive Use for Development (UVE). Additional information can be found at portland.gov/transportation/development/utility-vault-permitting-and-leasing-development.

Path to Siting Electric Transformers

1. Planner communicates the following to applicant:
 - a. Plan for power on-site: contact your power company to understand your power needs (see contacts further below). Specifically, the size of the utility provider's transformer and electrical room.
 - b. Identify your ground floor activation requirements (Zoning Code/land use approval criteria)
2. If planner finds no Code or Design/Historic Resource Review issues with the proposed location for a transformer on site, transformer is located on site.
3. If planner finds Code or Design/Historic Resource Review regulations not met with the proposed location[s] for a transformer on site:
 - a. Applicant works with power provider to identify other suitable locations on private property. If unsuccessful, applicant follows 'initial submittal' guidelines in TRN 8.13, co-signed by utility, to request locating transformer in a vault in the ROW (and city staff and applicant can get started on locating the vault to maximize trees and allow for utility needs); or
 - b. Applicant can pursue further discussion to study design solutions in a Design Advice Request or additional Early Assistance meetings to allow transformer on site.

- If a solution is found, transformer is located on site.
- If no solutions, follow step 3.a above.
- For properties served by PGE - portlandgeneral.com/construction/electric-service-requirements
- For properties served by Pacific Power - pacificpower.net/working-with-us/builders-contractors/electric-service-requirements.html
- Note that the service requirements included in these links may not cover all requirements associated with your project. Applicants should contact the PGE Service Coordinator at 503-736-5450 or the Pacific Power Business Center at 888-221-7070 to identify issues that are specific to your project and to coordinate electric service requirements.
- PGE requires minimum clearances from electric wires, conductors and cables. Please be aware of these clearances by calling PGE at 503-736-5450. More information on PGE minimum clearance can be found at portland.gov/bds/documents/why-you-should-respect-portland-general-electrics-power-line-clearances

b. Transportation (PBOT)

- Garage entrance setback from property line. A “Driveway Design Exception” (DDE) by PBOT is required for garage entry doors to be located less than 20’ from the property line to ensure that queuing in the ROW is minimized. The Design Review process supports garage doors to be located a no more than 5’ from the building façade.

A DDE application is required to be submitted to PBOT with or in advance of the Land Use Review because the DDE must be completed prior to issuance of a Land Use Review decision. The application and information can be found at portlandoregon.gov/transportation/77521
- Oriel Windows. Projecting bays (aka oriel windows) are subject to the Window Projections into Public ROW standards. Note standards A through D must be met. However, Exceptions to standards E through G can be requested as part of the Design Review. The Code Guide for these standards can be found at portlandoregon.gov/bds/article/68600. A Modification fee is required for staff to consider an Exception.
- Loading. If Modifications or Adjustments to Title 33 loading standards are contemplated, you must reach out early and coordinate with both PBOT and BDS Design Review staff ahead of the Land Use Review submittal. PBOT may require a Traffic Scope Approval and Loading Demand Study, which both need to be submitted before the Land Use Review submittal. More information can be found at portland.gov/transportation/development/traffic-impact-studies.
- Public Works Permit – If PBOT requires a 30% Public Works Permit approval before their response to a Design Review, it should be noted that such approvals can often take longer than the Land Use Review process. Therefore, you are highly encouraged to initiate the Public Works Permit process before you submit the Design Review.

c. Environmental Services (BES)

- Stormwater Management. Stormwater management information, including infiltration tests, utility plans, stormwater facility designs, and site landscaping, must be submitted with the Design Review application. BES needs to review these elements early to ensure there are no issues that could affect the building size, location, or site design.

d. Fire / Life Safety

- Preliminary Life Safety Meeting. A separate, preliminary life safety meeting is very beneficial to identify critical life safety and building code issues early in the process and allow the Design Review proposal to address those issues. This meeting is encouraged prior

to submitting the Design Review. More information and the application can be found at portland.gov/bds/documents/life-safety-preliminary-meeting-request-packet.

- Glazing and Energy Calculations. If large amounts of glazing are proposed, it is highly encouraged that energy calculations are done prior to submitting the Design Review, in case the building design is affected by energy code requirements.
- e. **Urban Forestry** – Projects that require street tree preservation and planting should reach out to Urban Forestry early in the concept design phase to understand the requirements and process.

B. QUESTIONS RAISED AT THE MEETING

1. Confirm parking and Loading access from NW Savier
Works from Design Review lens – check PBOT notes for concurrence.
2. Confirm no required retail in Master Plan at this location
The Master Plan does not require retail at this location.
3. Confirm drywells in ped way will be acceptable for stormwater disposal
Refer to BES response.
4. Confirm FAR
An FAR analysis was completed in 2021. Since then an FAR tracking spreadsheet has been set up for Conway which is updated after each building permit and it gets updated with each new survey provided to us, ROW dedications, FAR transfers, etc. The table indicates that this site has enough FAR available for the current proposal.
5. Confirm vesting of the FAR is based on the initial application for design review
As noted in section A.4.b, FAR limitations for Conway are included in Development Standard 2 of the Master Plan. An applicant is vested into their allocation of the maximum total floor area when a land use approval is issued.

C. PREVIOUS LAND USE REVIEWS

As part of your application, address relevant conditions of approval from previous land use reviews on the site and discuss the current status of compliance. Below are the relevant land use case reviews that the City of Portland has on record for the subject site:

- LU 12-135162 MS. Approved Northwest Master Plan.
- LU 15-142459 MS. Approval of Con-way Master Plan amendment to remove vehicular access restriction from NW Thurman St.
- LU 18-185663 DZM. Approval for two new 6-story mixed-use, market-rate apartment buildings with ground level retail, and approximately 354 units and below-grade parking on two blocks – Block 291W (south) and 292W (north).
- LU 19-171280 LC. Approval of a Lot Consolidation to create two parcels of historic lots 5 to 14 and portions of historic lots 1 to 4 and 15 to 18 of Block 292, Couch's Addition, together with a portion of vacated NW Savier Street.
- 21-009435 PR. FAR analysis to confirm the maximum amount of floor area allowed within the Conway Master Plan Area, and to confirm the current status of floor area within the Master Plan Area (based upon the information available).
- 22-135243 IQ. Transfer of 84,203sf of Floor Area from Blk 291E to Blk 292E.

D. SUBMITTAL REQUIREMENTS FOR LAND USE REVIEWS

This list identifies the materials you must submit for your Land Use application to be considered complete. For additional details, see Zoning Code Section [33.730.060](#).

GENERAL

- Digital submittal required.
- For final drawings (C Exhibits) and Appendix set (APP Exhibits):
 - Use 11"x17" format
 - Leave a 1.5"x5" blank space at the bottom right corner for Staff to add the case number, exhibit number and stamp.
- Conduct a thorough review before submitting your drawing packet.
- Review all color quality in submittal to ensure it accurately represent the colors intended.
- When returning for a 2nd hearing, revisions to the prior submittals should be illustrated and clearly marked in a side-by-side comparison.

PROJECT INFORMATION & NARRATIVE

- Land Use Review application form
- Project team and project cost
- Project description
- Zoning summary
- Response to guidelines/approval criteria (Word doc.)
- Modifications and Adjustments requests & approval criteria responses (Word doc.)
- Response to DAR (narrative)
- Technical Reports - Stormwater Loading Analysis, Queuing Study, etc.

DRAWINGS

"C" Exhibits should represent proposed development/alterations, be at an architectural or engineering scale and use 11"x17" format:

- Title Page
- Table of Contents
- Site Plan
- Floor and Roof Plans - roof plan should show all rooftop elements, including mechanical
- Elevations - B/W and color, and without shade or shadows, include material key, street-facing elevations in their immediate context, including adjacent buildings
- Building Sections - Include some depicting relationships to adjacent buildings
- Enlarged Details - windows/doors, storefronts, canopies, balconies, signage, and their attachments, etc., control joints, seismic joints, and other visible construction details
- Materials / Colors - clearly identify each building material by name
- Landscape Plans
- Lighting Plans
- Civil Plans
- Cut Sheets - only pertinent product info like type, finish, color, dimensions

SUPPORTING INFORMATION

Appendix ("APP" Exhibits) should include information that supports the drawings and use 11"x17" format:

- Renderings - day and night in context, must be simple and not enhanced marketing-type images, avoid dramatic lighting effects
- Context - plan area, urban (3-block radius), site
- Sightlines - sightline drawings from relevant vantage points
- Material Photos & Examples
- Massing & Design Concept
- Miscellaneous Diagrams - FAR, ground floor windows, clear vs. spandrel panels, height, Modifications, Adjustments, etc.
- Responses to DAR (diagram)

E. NEIGHBORHOOD NOTIFICATION

When you apply for a Type III Land Use Review, all property owners within 400 feet, and all neighborhood associations and recognized organizations within 1,000 feet of your site will receive notification of your proposal.

- The site is located within the neighborhood association of Northwest District, contact Greg Theisen at planningchair@northwestdistrictassociation.org
- The site is not located within 400/1,000 feet of a neighborhood association.
- The site is located within the district neighborhood coalition of Neighbors West/Northwest, contact at admin@nwnw.org
- The site is located within the business association of Nob Hill, contact Nob Hill at nobhillportland@gmail.com.
- Contact information for neighborhood associations, neighborhood district coalitions, and business associations is available at portlandoregon.gov/civic/search.

F. SUBMITTAL – LAND USE REVIEWS & PERMITS

PLEASE BE ADVISED - If a Land Use Review is required, permits for the work subject to the Land Use Review cannot be accepted until the Land Use Review approval is issued and recorded.

Land Use Reviews and other LUS application submittals:

When you are ready to submit a land use review application, please see the BDS Website at portland.gov/bds/land-use-review-fees-and-types/land-use-reviews-and-final-plat-applications for current submittal requirements. Currently, we are accepting electronic land use applications via email at LandUseIntake@portlandoregon.gov. A Land Use Services technician will contact you with instructions for providing payment for emailed applications.

Permit submittals:

When you are ready to submit a permit, please see our website for updated information on how to apply for permits at portland.gov/bds/permit-review-process/apply-or-pay-permits.

PBOT

PORTLAND BUREAU OF TRANSPORTATION

1900 SW Fourth Ave., Suite 5000 Portland, OR 97201 503-823-5185
Fax 503-823-7576 TTY 503-823-6868 www.portlandoregon.gov/transportation

Mingus Mapps Commissioner Tara Wasiak Interim Director

PBOT – Development Review Pre-Application Conference Response

Date: May 18, 2022

To: Kurt Schultz, SERA ARCHITECTS
503-548-2358, kurt@serapdx.com

From: Michael Pina, PBOT Development Review
503-823-4249, Michael.Pina@portlandoregon.gov

Case File: EA 23-035771

Location: NW RALEIGH ST

R#: R703174

Proposal: A Pre-Application to discuss a 6 to 7 story residential apartment project with approximately 166 dwelling units and 120 parking stalls in an underground garage accessed from NW Savier St. The ground floor will be occupied by two-story townhouse style dwelling units.

Portland Bureau of Transportation/Development Review (PBOT) staff has reviewed the pre-application conference materials to identify potential issues and requirements.

A. KEY ISSUES AND REQUIREMENTS

- Required frontage improvements is subject to the Conway Masterplan standards. The following shall be completed through a Public Works permit, which will need 30 percent concept approval prior to issuance of the building permit.
 - Dedicate sufficient property along NW Savior for a 36-ft wide roadway and 12-ft wide pedestrian corridor, matching Public Works permit TH0773 (18-219269 WT).
 - Reconstruct the NW Raleigh frontage. Dedication is not anticipated, but survey will be needed to confirm.
 - Dedicate sufficient property on NW 20th to accommodate a 1.5-ft frontage zone behind existing sidewalk. Retain and protect NW 20th improvement that was constructed as part of the adopted LID.
 - North/south pedestrian paseo constructed to Conway Street standards, mirroring development immediately to the west.
- Identify either one Std A or two Std. B loading spaces within parking garage on submitted plan materials, in accordance with 33.266.310.
- PBOT will not allow an electrical vault in the ROW. The project must identify a location on-site. Land-use application materials will need to provide a utility plan identifying an on-site location.
- A Driveway Design Exception (DDE) will be required for a garage gate closer than 20-ft from the street property line will be required prior to land use approval.
- Awnings and canopies must demonstrate compliance with PBOT's Encroachment Policy. Please submit a cross-section which includes the Right-of-Way with plan drawings at time of Land Use review.

- Building permit is subject of the approved XPO Transportation Demand Management (TDM) Plan, at time of building permit review.

B. GENERAL COMMENTS

TSP Classifications: At this location, the City’s Transportation System Plan (TSP) classifies the abutting street(s) as follows:

Street Name	Traffic	Transit	Bicycle	Pedestrian	Freight	Emergency Response	Street Design
NW Savior St	Local Service	Local Service	City Bikeway	N’hood Walkway in Ped. Dist.	Local Service	Minor Response	Local Street
NW 20 th Ave	Local Service	Local Service	City Bikeway	City Walkway in Ped. Dist.	Local Service	Minor Response	Local Street
NW Raleigh St	Local Service	Transit Access	City Bikeway	City Walkway in Ped. Dist.	Local Service	Minor Response	Local Street

Existing Improvements: At this location, according to the City’s GIS data, the site’s abutting Rights-of-Way (ROW) are improved as follows:

Street Name	ROW Width*	Roadway Width*/Condition	Pedestrian Corridor Width*/Configuration			
			Curb	Furnishing	Sidewalk	Frontage
NW Savior St	60-ft	36-ft, paved	0.5-ft	N/A	N/A	N/A
NW 20 th Ave	73.5-ft	36-ft, paved	0.5-ft	Bike path and sidewalk combo in about 18-ft		N/A
NW Raleigh St	60-ft	15-ft, paved	N/A	N/A	N/A	30-35-ft

*NOTE: The applicant is advised the information contained herein is derived from City GIS and other databases typically used by city staff, as well as information from the applicant. It has not been confirmed via a survey. This evaluation is not implied to be more accurate than the sources that the information was obtained from. **The applicant is advised to obtain a current survey to document the location of the abutting rights-of-way and to confirm any anticipated dedication amount that is being required prior to designing a building.***

- 1. Required ROW Improvements:** Title 17.88.020 provides PBOT the authority to require the abutting frontage be brought up to City standards when development results in an Increase in Occupancy/Trips and/or is defined as a Significant Alteration (17.88.010). The proposal triggers both thresholds, thus requiring dedication and frontage improvements surrounding the site, which is subject to the Conway Masterplan, Section 5.

The following improvements are to be reviewed under a Public Works Permit, which is to receive 30% Concept approval prior to Building Permit approval. The applicant should refer to Street Job TH0773 (18-219269 WT) for reference.

- Both NW Raleigh and NW Savior Sts: According to Figure 06-7, both streets are to have a 36-ft wide roadway and 12-ft wide pedestrian corridors, within a total ROW of 60-ft wide. NW Raleigh it appears dedication is not necessary; however, a survey will be needed to confirm. NW Savior will need an approximate 30 to 35-ft dedication to achieve the required ROW cross-section. **Reconstruct both frontages to standards.**
- NW 20th Ave: This frontage was mainly constructed under a Local Improvement District (LID) completed within the last few years. However, the 1.5-ft wide frontage zone was not obtained at that time and deferred dedication until redevelopment of the parcel. **Therefore dedicate 1.5-ft and construct to standards.**
- Corners: The two abutting corners were recently completed with the aforementioned LID and appears to meet current ADA standards, however, shall be verified through an ADA

Curb Ramp Field Review Form sent to Vu Mai at Vu.Mai@portlandoregon.gov as early in the process as possible to avoid delays. Ramp report from can be found at: <https://www.portland.gov/transportation/engineering/documents/curb-ramp-design-report-form-2/download>.

- North/ South pedestrian throughway (private): According to Figure 06-8, the total width of the “Paseo” is to be 60-ft wide, with a minimum pedestrian clear width of 40-ft wide, or 20-ft on the subject property, within a public pedestrian easement. The remaining 10-ft is to be vegetation and porches. The applicant should mirror the plans provided by the adjacent development to the west (Street Job TH0773).
2. **Loading Requirements:** In accordance with 33.266.310.C.1.c, one Standard A or two Standard B loading spaces are required when there are more than 100 dwelling units in the building. Standard B loading spaces have a measurement of 18-ft long, 9-ft wide, and a vertical clearance of 10-ft. The applicant’s submittal did not provide specifications confirming compliance with these standards. Formal Design review materials shall provide specifications demonstrating compliance with PBOT access standards.
 3. **Vehicular Access:** Title 17.28 provides PBOT the authority to review driveway access with regards to location, width, and operation at any time. The Conway Masterplan was approved prior to PBOT’s redesignation of NW Savior as a Neighborhood Greenway and adoption of TRN 10.40. Therefore, a Driveway Design Exception (DDE) may be required for placement on a higher classified street, in addition to other requirements noted below. Curb cut shall meet 17.28.110 and TRN 10.40 and incorporated into the review of the Public Works permit.
 4. **Driveway Design Exception:** Although not specified in EA materials, it is anticipated that project propose 3-4 elements which will not meet TRN 10.40, thus necessitates the review of a Driveway Design Exception (DDE), which is required to be submitted and approved prior to PBOT supporting the land-use case: 1) a garage door less than 20-ft from the property line; 2) a garage door serving more than 100 vehicle spaces; 3) access placed on a higher classified street according to the TSP, and 4 if applicable a driveway slope exceeding 16 percent. More information on each of the standards below.
 - An Access Controlling Mechanism are required to be setback 20-ft from the front property line to prevent entering vehicles from queuing within the street or across a sidewalk. A Driveway Design Exception (DDE) is required for a setback less than 20-ft, to be approved prior to Land Use approval. The following information to be submitted to support the DDE request:
 - Total building area; a description and size of each of the expected building uses (retail, office, residential, etc) that will have access to the garage; number of proposed parking spaces; height and width of proposed security gate; speed and/or opening time of security gate; activation method for opening/closing the security gate; and hours that the gate will remain open, if applicable.
 - A Queuing and Operational Analysis prepared by a professional traffic consultant is required for any access control mechanism proposed across a driveway that provides access to 100 or more parking spaces or as determined necessary by the City Traffic Engineer (see below for scoping information), also to be included in the DDE request.
 - A higher classified street is proposed for driveway access serving the building. Today, TRN 10.40.D.5 states that “For any site with more than one frontage, driveway access is permitted only from the street with the lowest classification per the adopted Transportation System Plan.”. Due to being identified as a Neighborhood Greenway, NW

Savior could be the higher classified street. PBOT recommends just in case add this to the DDE request.

- For Driveway Slopes exceeding 18 percent (if applicable), TRN 10.40.E.3 states “*The maximum grade break (algebraic difference in running grade) within a driveway or driveway approach without requiring a vertical curve shall be 18 percent for a crest and 13 percent for a sag (as defined by AASHTO). Vertical curves may not encroach into the pedestrian corridor.*” The intent of this provision is to ensure sufficient sight distance for pedestrians, vertical clearance for required ADA and loading vehicles, and to prevent damage to the ROW. It was unclear from EA materials if the proposed garage access will meet the above standard. If not, a DDE will be required providing a cross section of the underground parking garage access, to include the following:
 - Elevation at street centerline and gutter; grades on roadway, sidewalk, and driveway surfaces; parking garage finish floor elevation; and vertical clearance height to structure.
5. **Scoping requirements:** To support the queuing and operational analysis, a scope of TIS work must first be submitted and approved by PBOT prior to preparation of the study. The applicant is required to complete the appropriate Scope Approval forms for review and approval by PBOT. At time of this response, PBOT Development Review Traffic Engineers has yet received a scope for the required TIS, therefore this item remains outstanding. Forms can be found at: <https://www.portlandoregon.gov/transportation/74543>. Completed Scope Approval forms, supporting documentation, and/or additional questions are directed to email PBOT at PBOTDevRevTrafficScopes@portlandoregon.gov.
6. **Street Lighting:** Preliminary response from PBOT’s Signals and Street Lighting (SSL) is “*we all be looking for a single overhead-feed pole and luminaire at about the midpoint of the lot on Raleigh*” The applicant is encouraged to contact Valency Astris, Engineering Associate, at valency.astris@portlandoregon.gov or at 503-823-8673 for more information.
7. **Public Works Response:**
Vu Mai, Senior Civil Engineering Associate, Vu.Mai@portlandoregon.gov
- NW 21st Avenue frontage improvements are under TH0773 EP478.
 - Half of NW Raleigh Street frontage improvements are under TH0773 EP478.
 - NW Raleigh Street is a busy street. Use P-518 for pavement restoration. Review notes 7 to 10 on P-518 for the proposed saw cut lines.
 - Ramp report is required if the applicant would like to keep the existing corner and curb extension at NW Raleigh St and NW 20th Avenue. Protect existing inlet at this corner.
 - Replace all existing street signs.
 - Existing PP and parking equipment shall be relocated to the standard location behind the curb.

C. TRANSPORTATION CODE REQUIREMENTS

The following information must be addressed by the applicant in order to receive building permit approval from PBOT. Loading must be addressed in order to receive land use review approval from PBOT.

Topic	Code and Comments	Code Citation & Link
Garage Entry Gate/Door	Portland transportation policies call for minimizing conflicts between vehicles and pedestrians, especially in areas that are designated as City Walkways or Pedestrian Districts. The applicant’s design should respond by eliminating or reducing the size of as many garage entrances as possible. If there are doors on the garage entrances, they will need to be designed with remote operation or be located at least 20 feet back from the sidewalk.	17.28.110.D
Driveway Gate	Any proposed gate for the parking garage driveway needs to be located to prevent entering vehicles from queuing in the public street or queuing across the sidewalk. A queuing and operational analysis of the gate needs to be provided by the applicant to PBOT to determine the appropriate gate location. At a minimum the gate will need to be located 20 feet beyond the back of the sidewalk.	17.28.110
Garage Entry Warning System	The garage entry must be designed to allow exiting drivers to see pedestrians on the sidewalks approaching the vehicle exits. In addition, an audio/visual warning system must be installed to warn pedestrians of exiting vehicles.	(Portland Policy Document TRN 10.42)

D. SUBMITTAL REQUIREMENTS FOR LAND USE

This list identifies Portland Transportation submittal requirements. Please see the Conference Summary Memo for all of the materials you must submit for your application to be considered complete.

1. Written narrative adequately addressing all land-use and transportation related approval criteria.
2. Preliminary plans showing required dedication(s) and Right-of-Way improvements.
3. A Driveway Design Exception (DDE)

All submittal requirements should be provided with the application.

E. BUILDING PERMIT INFORMATION

At the time of permit review (following the land use review) you should be aware of the following:

1. System Development Charges (SDCs) may be assessed for this development. To receive an estimate of the SDC amount, the applicant is advised to leave a voicemail message to include the case file number, at (503) 823-7002, Option 2. Additional information about PBOT SDCs can be found at: <https://www.portlandoregon.gov/transportation/46210>.
2. The ROW improvements will need to be designed by an Oregon licensed civil engineer and constructed under a Public Works Permit, which is separate from the Building Permit

that will be necessary for construction of the proposed project. *Conceptual PW Design must be submitted to Public Works Permitting in order to verify the type of PW Permit that is required and to determine the required performance guarantee amount. PW Design Review will determine specific design elements including stormwater management, bus stop, curb-cuts, landscaping, location of signage, location of utility poles and street lights, as well as other design requirements.*

The applicant is therefore encouraged to contact Public Works at (503) 823-1987 or at pwp@portlandoregon.gov to familiarize themselves with the process and initiate the appropriate meetings/process. Additional information on the City's Public Works Permitting process can be found at the following link: <http://www.portlandonline.com/publicworks>. It is important for the applicant to understand the Public Works process and timeline thereof to avoid any conflicts with the Building Permit process.

3. The applicant is advised that the City cannot guarantee the accuracy of location of utilities in the street, and that the information used by the City and furnished to the applicant or their representatives may be incorrect. Verification of private and public utility locations, as well as the responsibility for any and all damage caused by work in the right-of-way, will be the responsibility of the permittee at the time of performing work and right-of-way improvements associated with their project.
4. When proposed development will prohibit use of an area of within the public right-of-way, a separate street temporary closure permit will be required. Additionally, closures that do not allow safe passage and unobstructed flow of normal public use in a partially open area or lane, will also require a City approved Traffic Control Plan. For information on obtaining a separate temporary street closure permit, please contact: <http://www.portlandoregon.gov/transportation/permitting> (503-823-7611), for an application, general information, cost and submittal information Jesse Long (503-823-7611) Jesse.Long@portlandoregon.gov.
5. **Excavation and Shoring:** The limits of excavation must be shown in the building permit plans. If the proposed development and excavation are in close proximity to the right-of-way, excavation limits will need to be shown in order to verify that no work is proposed within the right-of-way which exceeds the limits of the PW Permit (if required). If the excavation layback exceeds the limits of the PW Permit, approval of a mass excavation encroachment permit will be required as a condition of the building permit that the work is proposed under. Excavation information may be provided on the Grading and Erosion Control Plan sheets, or on a separate plan sheet. Please provide slope layback information, as well as the limits relative to the finished face of curb and property lines in cross sections, include the location of all utilities within the right-of-way. Cross sections are to be worst case scenarios for each frontage.

The limits of shoring for the proposed development must be shown in the building permit plans that the work will occur under. Shoring designs are also preferred to be reflected in a detail drawing so that the anticipated wall height and required pile size is absolutely clear to the contractor during construction. Piling, that are located in the right-of-way, will be required to be cut off 5-feet below the curb gutter elevation, tiebacks must be de-tensioned at the end of their required use and prior to approval of final inspection and certificate of occupancy.

If shoring or structural walls which support the right-of-way are proposed; sufficient information on their design, design calculations and a geotechnical report will be required

for evaluation by the Transportation Bridges and Structures group prior to PBOT building permit approval, or issuance of an encroachment permit (if applicable). If tieback shoring is proposed, the tiebacks may not extend past the centerline of the impacted right-of-way without obtaining written consent from the adjacent property owner, copies of the consent must be provided to PBOT as a condition of the encroachment permit approval.

The applicant is advised that Transportation Structural and encroachment reviews will require additional review time by other Bureaus and Transportation departments and could impact the time needed for PBOT building permit approval. It is recommended that the applicant's design team provide the necessary information to PBOT at an early stage of the permit process, in an additional separate design set.

Designs and Calculations are required to be stamped by an Oregon licensed civil engineer. A digital copy should be provided to the PBOT plan reviewer in order to help expedite the Bridges and Structures group for review. The applicant is advised to contact Wayne Close, Engineering Technician III, Building Plan Review, at 503-823-7647 or at Wayne.Close@portlandoregon.gov.



CITY OF PORTLAND ENVIRONMENTAL SERVICES



1120 SW Fifth Ave, Suite 613, Portland, Oregon 97204 ■ Mingus Mapps, Commissioner ■ Dawn Uchiyama, Director

Pre-Application Conference Response

Date: June 2, 2023
To: Matt Wickstrom, Conference Facilitator
503-865-6513, Matt.Wickstrom@portlandoregon.gov
From: Emma Kohlsmith, BES Systems Development
503-823-8427, Emma.Kohlsmith@portlandoregon.gov
Case File: EA 23-035771
Location: NW 21ST AVE
R#: R703174
Proposal: A Pre-Application to discuss a 6 to 7 story residential apartment project with approximately 166 dwelling units and 120 parking stalls in an underground garage accessed from NW Savier St. The ground floor will be occupied by two-story townhouse style dwelling units.

The Bureau of Environmental Services (BES) has reviewed the submitted materials to identify potential issues and requirements and provide the following comments. Some references to Portland City Code (PCC) are included below; the applicant may refer to the Auditor's Office [Online Charter and Code](#).

A. KEY ISSUES AND REQUIREMENTS

Following is a brief summary of issues and requirements that may impact your proposed project or are submittal requirements that will require time to prepare prior to submittal of the application.

1. The applicant must submit a stormwater report with the land use application.
2. Required public right-of-way improvements will trigger stormwater improvements, which must be reviewed through a Public Works Permit.

B. SANITARY SERVICE

1. *Sanitary Infrastructure:* According to available GIS data, the following sewer infrastructure is located in the vicinity of the project site:

- a. Public 12-inch clay combined sewer in NW Savier Street (BES as-built # 20335).
- b. Public 15-inch PVC combined sewer in NW 20th Avenue (BES as-built #E10663).
- c. Public 14-inch HDPE combined sewer in NW Raleigh Street (BES as-built #E10663).

The preferred sanitary connection location for future development on this site is to the combined sewer in NW Savier Street.

2. *Water Main and Sewer Main Locations:* According to available GIS data, a large water main is located between the proposed development site and the combined main in NW Raleigh. At this time, BES prefers that the proposed project discharge sanitary flows to NW Savier Street. However, if a connection is proposed in NW Raleigh, the applicant should be aware that the location of this water main may make connections to the sanitary sewer challenging. Sanitary laterals must meet required separation distances according to the Water Bureau; the applicant should contact the assigned Water Bureau reviewer or the Water Bureau hotline (503-823-7368) with questions related to required separation distances.
3. *Connection Requirements:* Connections to the City sewer system must meet the standards of the City of Portland's [Sewer and Drainage Facilities Design Manual](#), [PCC 17.32.090](#),

administrative rules [ENB-4.07](#) and [ENB-4.17](#), and all other relevant City codes and rules. Sanitary sewage from private property must be separately conveyed to the property line and connected through individual laterals for discharge to the City separate sanitary or combined sewer. Per [ENB-4.07](#), sewer connection permits are required to make new connections to City mains and laterals, relocate or upsize existing laterals, and repair sewers in City right-of-way. The permittee is responsible for verifying the location, depth and size of an existing sewer lateral and for ensuring the lateral is clear of obstructions prior to connection.

C. STORMWATER MANAGEMENT

1. *Stormwater Infrastructure:* According to available GIS data, the following stormwater infrastructure is located in the vicinity of the project site:
 - a. There are no public storm-only sewers available to this property and a public storm main extension is not required.
 - b. Currently, stormwater from the public right-of-way discharges to existing combined sewer infrastructure.
2. *General Stormwater Management Requirements:* Development and redevelopment sites that include any of the triggers listed in PCC 17.38.040 are subject to the policies and standards of PCC 17.38.035, Portland's [Stormwater Management Manual](#) (SWMM) and [Source Control Manual](#) (SCM). Projects must comply with the current adopted version of the SWMM as of the permit application date. A fundamental evaluation factor in the SWMM is the Stormwater Infiltration and Discharge Hierarchy (Section 1.3.3), which sets the framework that will be used to determine when a project's stormwater runoff must be infiltrated onsite and when offsite discharge will be permitted, and the parameters that must be met for either scenario. If tested infiltration rates on a property are greater than or equal to 2 inches per hour, onsite infiltration will be required unless the site qualifies for the ecoroof exception per Section 3.2.1 or infiltration is determined infeasible based on site conditions described in Chapter 2 of the SWMM. Note that maximum building coverage allowed by the zoning code, including below grade development, does not exempt the applicant from stormwater requirements. Pollution reduction and flow control requirements must be met using vegetated facilities to the maximum extent feasible, though roof runoff and some paved impervious surfaces are exempt when discharging directly to a UIC (refer to Sections 1.3.2, 1.3.4, 3.2.4 and 4.2.2 of the SWMM).
3. *Public Right-of-Way Stormwater Management:* Stormwater runoff from the public right-of-way must comply with all applicable standards of the SWMM and Sewer and Drainage Facilities Design Manual and be conveyed to a discharge point along a route of service approved by the BES Director or the Director's designee. Additional guidance on meeting the 2020 SWMM for projects in the public right-of-way is available at <https://www.portland.gov/bes/stormwater/swmm-and-right-way-projects>.
 - a. **NW 20th Avenue** - Based on the scope of PBOT requirements, no public stormwater management facilities are required for this recently improved frontage under an adopted LID. Note that if changes in the scope of the proposed development alter PBOT requirements for public improvements, then public stormwater management facilities that conform with the SWMM or payment of an Offsite Stormwater Management Fee may be required.
 - b. **NW Raleigh Street** - Under the 2020 SWMM, sidewalk improvements behind an existing curb that create or replace 500 SF or more of impervious area are no longer exempt from stormwater management requirements unless they fall under a specific exemption described in Section 1.2.1.2 of the SWMM. According to this section, pavement maintenance or repair including repaving and resurfacing within the existing footprint of the paved surface is exempt, provided no soil (subgrade) is exposed and pavement is replaced in-kind. For pedestrian-only areas, unless base repair is explicitly specified, replacement in-kind is assumed to be maintenance. Note that tree credits can

be applied in the public right-of-way as a potential stormwater management strategy for sidewalk and other triggered impervious areas (refer to Section 4.2.5 for additional information).

- 1) Based on the scope of PBOT requirements, it appears that the new and/or redeveloped impervious area behind the existing curb on **NW Raleigh St** may trigger SWMM requirements. If triggered, this area is eligible to pay an Offsite Stormwater Management Fee in lieu of building a stormwater facility through the Staff Review Special Circumstances (SRSC) process.
 - 2) In this location, stormwater from the right-of-way discharges to an existing combined sewer inlet. Since there is no existing facility that meets pollution reduction and flow control requirements of the SWMM, the triggered impervious area must be managed through payment of the Offsite Management Fee or construction of facilities meeting SWMM requirements.
 - 3) If the applicant intends to pay the fee instead of constructing facilities, the applicant must submit documentation of intent to pay the fee with the future land use application (documentation can include submittal of the Public Works Plans, a statement in the land use narrative, an email to the reviewer identified above, or a statement on a set of plans). Refer to Section 1.8.1 of the SWMM for additional information. If the applicant elects to build stormwater facilities for these areas instead of paying the Offsite Management Fee, public facilities must be reviewed through the Public Works Permit process and additional property dedication may be necessary to accommodate them in the right-of-way. Refer to PBOT comments for additional dedication information.
- c. **NW Savier Street** - Based on current requirements for public improvements and stormwater management triggers as described in the SWMM, it appears that public stormwater management will be required. Public stormwater management must be reviewed by the City through a Public Works Permit (PWP) in accordance with PCC 17.32.100.
- 1) *Timing:* The applicant should note that requirements related to public stormwater improvements and the associated PWP could impact desired development timelines if they are not adequately addressed in a timely manner:
 - (1) The applicant must obtain approval of the PWP Concept Development (30% engineering design) plans prior to approval of the Design Review application in order to confirm dedication amounts in NW Savier Street.
 - 2) *Stormwater Management Facilities:* To satisfy SWMM requirements for the public right-of-way, the applicant must determine the appropriate stormwater system meeting the SWMM Stormwater Infiltration and Discharge Hierarchy (refer to Section 1.3.3). Public facilities may include vegetated stormwater facilities or other facilities as approved by BES.
 - 3) *Public Stormwater Report:* A Presumptive or Performance Approach stormwater report must be submitted with the PWP application. Refer to Section 4.3 of the SWMM for additional submittal requirements. Key elements of the PWP stormwater report include:
 - (1) For public vegetative stormwater facilities in the right-of-way, the stormwater report must include sizing calculations based on a clearly delineated drainage basin area. If the vegetated facility will be an infiltration facility, then site-specific infiltration testing in or near the right-of-way at the approximate depth of the proposed public facility is required.
 - 4) *Technical Guidance:* Per PBOT, the improvements to NW Savier Street will be mirror the improvements constructed under Public Works permit EP478/TH0773 for the adjacent west block.

4. *Private Property Stormwater Management:* Stormwater runoff from this project must comply with all applicable standards of the SWMM and SCM and be conveyed to a discharge point along a route of service approved by the BES Director or the Director's designee.
 - a. *Storm Report:* The applicant must submit a Presumptive (SWMM Section 2.5.2) or Performance Approach (SWMM Section 2.5.3) stormwater report and a preliminary utility plan showing stormwater management facilities sized according to SWMM standards. The report must follow the outline included in Section 3.4.3 of the SWMM and be stamped by an Oregon registered engineer or other qualified design professional. Required elements of the report include:
 - 1) Documentation of infiltration feasibility on this site.
 - 2) Calculations prepared by an engineer using the [Presumptive Approach Calculator \(PAC\)](#). If using other software under the Performance Approach, the principles of Section 2.5.3 must be followed.
 - 3) Determination of the seasonal high depth to groundwater per Section 2.3.1 of the SWMM prepared by an Oregon registered professional engineer, certified engineering geologist or registered geologist.
 - b. *Infiltration Facility Setback Requirements:* Required minimum setback distances from infiltration facilities to slopes, property lines, foundations and other features are described in Section 2.2.4 and Table 2-1 of the SWMM. Most infiltration facilities must be set back 5 feet from parcel property lines and 10 feet from foundations, as measured to the high water level at the edge of vegetated facilities, the middle of drywells, and the edge of soakage trenches. Note that no setbacks are required for property lines with the right-of-way. Additional specific setback requirements are described for rain gardens, filter strips, downspout extensions, and ponds (see Section 2.2.4 of the SWMM). BES will review all proposals to reduce required setbacks. Stormwater facilities with reduced setbacks may need to be designed under the Presumptive or Performance Approach and additional documentation and analysis (such as analysis from a geotechnical engineer, structural engineer, registered geologist or other environmental professional) may be required as described in Section 2.2.4 of the SWMM.
5. *Clean River Rewards Program:* Clean River Rewards, Portland's stormwater discount program, offers discounts up to 100% of the City's onsite stormwater management charge to ratepayers who manage stormwater runoff on their property. Please note that this discount is not automatically applied; ratepayers must register their property and describe how stormwater is being managed to qualify. Be aware that some properties discharging to the Multnomah County Drainage Districts (within the Columbia Slough watershed) are not charged an onsite stormwater management fee by the City and are therefore ineligible to register for this program. See the [Clean River Rewards website](#) or call 503-823-1371 for more information.

D. GENERAL PUBLIC WORKS PERMIT INFORMATION

For questions related to the public improvements described throughout these notes, please contact Andre Duval at (503) 823-7214 or andre.duval@portlandoregon.gov or the BES Development Engineering hotline at (503) 823-7761, option 3.

1. *General Public Works Permit Information:* Information on the City's public works permit (PWP) process, including submittal requirements and review timelines, is available at www.portlandoregon.gov/publicworks. All submitted public works plans must meet the City's Sewer and Drainage Facilities Design Manual (SDFDM), SWMM, and public works permitting plan submittal requirements and drafting standards. Contact Public Works Permitting at (503) 823-1987 or pwp@portlandoregon.gov with questions related to the general public works permit process.
2. *Hazardous Substances Code:* The City's Hazardous Substances Code (PCC 17.24.067) requires the excavation and removal of disturbed contaminated soils from right-of-way

access areas and utility corridors. The soils must be replaced with clean fill at a minimum depth of 5 feet. A demarcation/contaminant barrier is also required when it has been determined the soils are contaminated at depth. Erosion control measures for contaminated soils (Section 8.2.1 of the SCM) must be met. Soil stockpiles must be covered and contained with a barrier on all four sides, with an impervious layer underneath the stockpile to inhibit contaminants from leaching back into the soil.

E. SUBMITTAL REQUIREMENTS FOR LAND USE

1. Full land use plan set, including preliminary utility plan showing all existing and proposed sanitary and storm facilities and connections. All BES assets and easements must also be shown and labeled on plans.
2. A Presumptive/Performance approach stormwater report as described in this memo.
3. Public right-of-way improvements will be required, to be reviewed by the City under a Public Works Permit (PWP). Prior to approval of the design review application, BES must approve the Concept Development (i.e. 30% design) PWP plans.

F. PERMIT INFORMATION

At the time of permit review the applicant should be aware of the following:

1. *Connection Fees*: Sewage system connection fees and system development charges are assessed at the time of building plan review and change every fiscal year on July 1st. For additional information on these fees, navigate [here](#) or call the BES Development Review Team at 503-823-7761.
2. *Connection Requirements*: Connection to public sewers must meet the standards of the City of Portland's [Sewer and Drainage Facilities Design Manual](#).
3. *UIC Registration*: The Oregon Department of Environmental Quality (DEQ) regulates underground injection control (UIC) facilities to protect groundwater. Drywells and soakage trenches are examples of UICs. It is the applicant's responsibility to register all onsite UICs with DEQ, as appropriate. To learn more visit [DEQ's website](#) or contact the DEQ UIC Program at 503-229-5623. The SWMM also includes general UIC information.
4. *Source Control Requirements*: Source control requirements from the [Source Control Manual](#) (SCM), [Portland City Code \(PCC\) Title 17](#), and [BES Administrative Rules](#) that may be applicable to this project are listed below with the corresponding chapter, section, code, or rule. For specific questions on the following, please contact BES Source Control at 503-823-7122.
 - a. *Site Use and Activity-Based Source Control Requirements (SCM Chapter 6)*: BES recommends the applicant review the following SCM sections to understand the structural, treatment, and operational BMP requirements that may impact the project design.
 - 1) *Waste and Recycling Storage (SCM Section 6.1)*
 - 2) *Covered Vehicle Parking (SCM Section 6.3)*
 - 3) *Material Transfer and Loading Docks (SCM Section 6.4)*
 - b. *Pet Relief Areas (PCC 17.32.030(F), PCC 17.34, PCC 17.39)*: Any liquid wastes generated from an area that will be built specifically for, or used as, a pet relief area and that contain a drain must direct discharges to the sanitary sewer system. As stormwater is not allowed into the sanitary sewer system, pet relief areas must also be covered and protected from stormwater coming in contact with that area.



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

Carmen Rubio, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7300
TTY: 711
www.portland.gov/bds

Site Development

Early Assistance Conference Response

Date: June 12, 2023
To: Matt Wickstrom, Conference Facilitator
503-865-6513, Matt.Wickstrom@portlandoregon.gov
From: Ye Zhuang, 503-823-7901
Ye.Zhuang@portlandoregon.gov
Case File: EA 23-035771
Location: NW 21ST AVE
R#: R703174
Proposal: A Pre-Application to discuss a 6 to 7 story residential apartment project with approximately 166 dwelling units and 120 parking stalls in an underground garage accessed from NW Savier St. The ground floor will be occupied by two-story townhouse style dwelling units.

The Site Development Section of the Bureau of Development Services (BDS) has reviewed the pre-application conference materials to identify potential issues and requirements.

A. Key Issues and Requirements

Following is a brief summary of issues and requirements that may impact your proposed project or are submittal requirements that will require time to prepare prior to submittal of the application.

1. Geotechnical engineering is a key issue due to the cost and time involved in obtaining required reports.

B. Geotechnical Engineering Requirements

At the time of building permit application, a geotechnical investigation and engineering report with a site specific seismic hazard study will be required. The report shall provide recommendations for foundation support, seismic design parameters, remediation of potential impact on adjoining properties and adjacent structures, and general earthwork. The geotechnical report must be prepared in compliance with the 2019 Oregon Structural Specialty Code and by a professional engineer licensed in the State of Oregon.

If temporary excavation shoring is necessary, the construction plans and design calculation must be included in the submittal as they are non-deferrable items

Summary of geotechnical engineering information that must be submitted to Site Development at the time of land use review: none. Questions regarding this requirement may be directed to Ye Zhuang, 503-823-7901.

C. Erosion Control

The project area meets the criteria specified in City Code 10.30.030 as a Special Site with additional requirements for erosion, sediment and pollution control. An erosion control plan prepared by a Certified Professional in Erosion and Sediment Control (CPESC) or State of Oregon registered professional engineer, and special inspections by the CPESC or P.E. during construction, will be/may be required at the time of building permit review.

Please refer to the City of Portland **Erosion and Sediment Control Manual** for additional information regarding erosion and sediment control requirements.

DEQ permit required: The applicant is advised that a 1200-C permit from the Oregon Department of Environmental Quality is required for construction activities including clearing, grading, excavation, and stockpiling that will disturb one or more acres and may discharge to surface waters or conveyance systems leading to surface waters of the state, in addition to City requirements.

Summary of erosion control information that must be submitted to Site Development at the time of land use review: none. Questions regarding this requirement may be directed to Ye Zhuang, 503-823-7901.

D. Permit Requirements

1. Commercial building permit.

Water Bureau

Early Assistance Appointment Response

Date: May 24, 2023

To: Matt Wickstrom, Conference Facilitator
503-865-6513, Matt.Wickstrom@portlandoregon.gov

From: Sadie Silkie, 503-823-7168, Sadie.Silkie@portlandoregon.gov

Case File: EA 23-035771

Location: NW 21ST AVE

Property ID: R703174

Proposal: A Pre-Application to discuss a 6 to 7 story residential apartment project with approximately 166 dwelling units and 120 parking stalls in an underground garage accessed from NW Savier St. The ground floor will be occupied by two-story townhouse style dwelling units.

The Portland Water Bureau (PWB) has reviewed the Early Assistance materials to identify potential issues and requirements.

A. KEY ISSUES

1. There are significant water mains in NW Raleigh Street. Crossing of these mains will necessitate utility protection plans prior to construction. Depending on the crossing, engineering may be required for the protection plan. Refer to the [Portland Guidelines for Utility Protection](#) for more information.

B. WATER AVAILABILITY

1. Water is available to this site from the 6" CI water main in NW Raleigh Street. The static water pressure is estimated as 58 - 72 psi at 62 feet in elevation.
2. The site has no current water service. Submission of the fixture count is required at permit application. Please refer to the [W4](#) meter-sizing forms on our website for more information.

C. OTHER CATEGORY

1. Backflow prevention assemblies are required for all dedicated irrigation services, dedicated fire lines, mixed-use/multi-tenant developments, certain occupancies, and meters larger than 1.5". A backflow assembly may be required on smaller services based on the use of the property. Dedicated fire sprinkler water services are to be equipped with a state-approved detector style backflow prevention assembly.

Due to the high-rise nature of the proposed project, reduced pressure type backflow assemblies will be required for all water services supplying this property (fire, domestic and irrigation). These backflow assemblies must be installed outside of the structure and must

be installed 12-inches above finished grade in a prefabricated insulated outdoor enclosure, atop of a 4-inch-thick concrete pad.

It is of utmost importance that you decide early in this process where the water services will be entering the property to accommodate the backflow assembly installations. Please work with Water Bureau Development Services as soon as possible as these installations will impact frontage development. And please, do your research when choosing a manufacturer for the approved backflow assemblies required. There are many to choose from and there are many approved assemblies with very short lay lengths, making the installations very compact. A Reduced Pressure Detector Assembly (RPDA) will be required for the fire sprinkler water service, a Reduced Pressure Backflow Assembly (RPBA) for domestic and irrigation services.

Please reference possible backflow assembly requirements for your project at <https://www.portland.gov/water/backflow-prevention/backflow-assembly-installation-requirements> or contact Water Quality Inspection at 503-823-7479 for more information.

2. To obtain fire flow information fill out a “Fire Flow Request Form” found at our website, <https://www.portland.gov/water/water-development-services/request-fire-flow-information> or by calling 503-823-1408.
3. If there is contamination in or near the ROW at the location of proposed water mains or services, PWB requires:
 - a. Verification of clean soils at the location of the installations; or
 - b. Identification of the extent and degree of contamination such that appropriate remediation plans can be generated prior to any PWB construction. The remediation, disposal fees, and charges are the responsibility of the applicant.
4. The developer will be required to confirm through permit review that the existing and proposed PWB infrastructure will meet City standards relative to the proposed improvements. Water Bureau infrastructure may need to be adjusted or fully reconstructed at the expense of the developer if standards cannot be met. Please review the Portland Water Bureau Engineering and Technical Standards Administrative Rule that was instituted June 2022 at <https://www.portland.gov/water/water-development-services/engineering-admin-rule>

D. WATER CODE REQUIREMENTS

Separate Water Service Requirements and Availability for Residential and Commercial Development

The Portland Water Bureau’s guiding code, [Title 21](#) was updated in January 2021.

- **Separate PWB meters are encouraged for as many residential units on your development as feasible.** Multiple units can potentially share a service to the main with meters in a common vault or box in the ROW. Please see provided details at: <https://www.portland.gov/water/water-development-services/separate-meter>.
 - **If separation standards and other requirements cannot be met with separate meters, a shared meter may be required.**
- **New mixed-use structures** are required to have separate meters for the commercial and residential portions of the development.

- **Existing mixed-use structures, and those converted to mixed-use**, are not affected.
- **New commercial development with no residential use, and having permanent irrigated areas of 1,000 square feet or more**, are required to have a separate water meter for irrigation use. The requirement only applies to permanent irrigation services intended to remain longer than 24 months.
- **Water services may not cross property lines.** Separate services and meters are required for **development on an individual lot, regardless of lot ownership**. An exception is when a single structure crosses a property line, in which case a single meter may serve the structure.

Topic	Code and Comments	Code Citation & Link
Title 21	City Water Code	Title 21 Water
Engineering and Technical Standards	Administrative Rule	Administrative Rule
Water Main Extension – Entire job performed by PWB Crews	Fees for any required main extension must be paid in full. To request a fee statement for a main extension, please contact Water Development Services at devrev@portlandoregon.gov or 503-823-7368, option 4. Fees for new mains are required prior to building permit approval but not before Public Works Design plan approval if there is a Public Works permit.	21.12.010 Service to Property Adjacent to Water Main. 21.08.020 Main Extensions Inside City and Cost Sharing
Water Main Extension – work performed by Developer	Water plans must be submitted and approved by the Water Bureau with all fees paid for the plan review, inspection, and connection of the water main. Mains constructed by a contractor are required to be completed prior to building permit issuance.	21.08.020 Main Extensions Inside City and Cost Sharing

E. PERMIT INFORMATION

At the time of permit review (following the land use review) you should be aware of the following:

1. Meters will be sized during the building permit process. Sizing is based on total count of all fixtures supplied by the identified service. Applicant will provide an SDC Form, W-3, or W-4 for each meter as part of the building permit submittal. There will be no reduction in meter size based on grey water usage or the installation of low-flow fixtures.
2. All new domestic service taps and upsized meters will be assessed a [System Development Charge](#) (SDC). Fee is based on meter size except when a header service is installed, in

which case the fee is based on the shared meter equivalent. See PWB Code Guide for more information: <https://www.portland.gov/water/water-development-services/separate-meter/>.

3. SDC credit will be given for meters that are permanently removed. SDC credit is applied towards services within the same lot and is not transferrable.
4. Fire lines are excluded from Systems Development Charges.
5. The applicant can consider the use of a combination domestic and fire service for domestic services of 2" or less.
6. Service/Mains work may fall outside of our Rate Ordinance requiring a Site Specific estimate. Ordinance rates for service installations and water main extensions can be found in Exhibit A of the current Water Fee Schedule: <https://www.portland.gov/water/water-development-services/water-development-fees/>.



**PORTLAND
FIRE & RESCUE**



Rene Gonzalez, Commissioner
Sara Boone, Fire Chief
Kari Schimel, Fire Marshal
Prevention Division
1300 SE Gideon St.
Portland, OR, 97202
Phone: (503)823-3770

Fire Bureau

Pre-Application Conference Response

Date: May 16, 2023

To: Matt Wickstrom, Conference Facilitator

503-865-6513, Matt.Wickstrom@portlandoregon.gov

From: Alice Johnson, 971-323-3071

Alice.Johnson@portlandoregon.gov

Case File: EA 23-035771

Location: NW 21ST AVE

Property ID: R703174

Proposal: A Pre-Application to discuss a 6 to 7 story residential apartment project with approximately 166 dwelling units and 120 parking stalls in an underground garage accessed from NW Savier St. The ground floor will be occupied by two-story townhouse style dwelling units.

Portland Fire & Rescue (PF&R) has reviewed the pre-application conference materials to identify potential issues and requirements regarding fire department access and water supply. Final determination of compliance with applicable codes and standards will be made at the time of building permit application.

Please refer to PF&R's access and water supply guide when preparing plans for submittal
[Fire & Life Safety Requirements for Fire Department Access and Water Supplies \(portlandoregon.gov\)](https://www.portland.gov/sites/default/files/2020-03/fire-life-safety-requirements-for-fire-department-access-and-water-supplies-3-17-15.pdf)

– or –

<https://www.portland.gov/sites/default/files/2020-03/fire-life-safety-requirements-for-fire-department-access-and-water-supplies-3-17-15.pdf>

This document details PF&R's requirements for fire department access and water supply; applicants will be expected to meet these requirements. Please identify on the plan set the location of items related to fire department access, water supply and fire protection systems – including, but not limited to – access road width, surface and carrying capacity, turning radius, location of proposed fire department connection (FDC), any existing on-site hydrants, underground fire lines, and aerial access if structure is greater than 30 feet high.

Please note that the scope of this review is limited to fire access and water supply at the site, and does not include requirements related to the building itself. Questions about requirements related to the building can be addressed in a Preliminary Life Safety meeting if needed.

Following is a brief summary of issues and requirements that may impact your proposed project. The list is not all-inclusive, and applicants are directed to the above mentioned code guide for water supply and access requirements:

- Aerial access: It appears that the site does not meet aerial fire apparatus access requirements; this will depend on the final curb-to-curb width of adjacent streets, and the presence of overhead wires. If aerial access is not met, then the Alternate to Aerial Apparatus Access shall be provided in accordance with PFC D105.7. At time of permit submittal, if the alternate is proposed, please state so in the Code Summary, and clearly show in the drawings that the criteria are met. The requirements are laid out in PF&R's access and water supply guide as well as PFC D105.7.
- Note that the distance between Fire Department Connection and hydrant shall not exceed 300 feet (PF&R access and water supply guide).
- Note that available fire flow from the closest hydrants will be requested. To obtain fire flow documentation, please use the Portland Water Bureau's online request form:
<https://www.portlandoregon.gov/water/article/357284>
On the form, please check the box labelled "Modeled fire flow (gpm) at nearest hydrant (at 20 psi residual pressure)".
- Please identify on the plan set as "Separate Permits from Fire Marshal's Office" any required permits for fire protection systems such as sprinklers, underground fire lines, and fire alarm systems.

Please contact Alice Johnson (Alice.Johnson@portlandoregon.gov; 971-323-3071) if you have any questions.



Urban Forestry

Early Assistance Response

Date: May 23, 2023
From: Amil Jakupovic
503-823-4491, Amil.Jakupovic@portlandoregon.gov
Case File: EA 23-035771
Location: NW 21ST AVE
Proposal: A Pre-Application to discuss a 6 to 7 story residential apartment project with approximately 166 dwelling units and 120 parking stalls in an underground garage accessed from NW Savier St. The ground floor will be occupied by two-story townhouse style dwelling units.

Portland Parks, Urban Forestry staff has reviewed the Early Assistance materials to identify potential issues and requirements in accordance with Title 11, Trees. This response identifies potential issues and/or impacts on existing street and heritage trees, and trees on city-owned or managed sites, if applicable. Trees on private property are subject to development standards from the Bureau of Development Services. See planner requirements for private property trees.

Please note that there may be other applicable tree requirements in Title 33 Planning & Zoning.

A. Response Summary

The development will be subject to Urban Forestry standards and requirements during the permit review process as detailed below.

It is recommended that two small trees at NW 20th Ave, be preserved at all phases of construction, if possible. These are small trees that are already established. Due to their size (3 inches in diameter), they are allowed to be removed and replaced per Title 11, but their preservation would go towards density requirements.

B. Tree Plan (11.50.060)

A tree plan must be submitted with each phase of review including land use reviews, building permit applications, and public works permits. A tree plan was not submitted with the EA application, and additional tree information is required. The plan must include the following information for street trees:

- a. The size and location of street trees adjacent to the subject property.
- b. Trees proposed to be preserved including tree protection specifications in accordance with 11.60.030.
- c. Tree(s) proposed for removal.
- d. Tree planting plan (tree species and location(s)).



C. Street Trees

1. Existing Street Conditions

- a. NW 20th Ave: The site has approximately 200 feet of street frontage. The right-of-way is improved with pavement, curbs, planting cutouts, and sidewalks. There are no overhead high-voltage power lines. There are 6 street trees.
 - i. Golden rain tree, 3 in diameter, in good condition
 - ii. Golden rain tree, 2.5 in diameter, dead
 - iii. Golden rain tree, 2.5 in diameter, dead
 - iv. Golden rain tree, 2.5 in diameter, dead
 - v. Golden rain tree, 2.5 in diameter, dead
 - vi. Golden rain tree, 3 in diameter, in good condition
- b. NW Savier St: The site has approximately 224 feet of street frontage. The right-of-way is improved with pavement, some curbs, and no planting strip or sidewalks. There are no overhead high-voltage power lines. There are no street trees.
- c. N Raleigh St: The site has approximately 224 feet of street frontage. The right-of-way is improved with pavement, and no curbs, planting strips, or sidewalks. There are no overhead high-voltage power lines. There are no street trees.

2. Street Tree Planting (11.50.060.C)

The applicant has not provided a conceptual street tree planting plan. One street tree must be planted or retained for each full increment of 25 linear feet (11.50.060.C.1). Street trees must be planted at a minimum 2.5 caliper inches. Trees will be required to be planted through (public works permit).

- a. NW 20th Ave: There are approximately 200 feet of street frontage at this location, requiring 8 trees to be planted or preserved.
- b. NW Savier St: There are approximately 224 feet of street frontage at this location, requiring 8 trees to be planted or preserved.
- c. N Raleigh St: There are approximately 224 feet of street frontage at this location, requiring 8 trees to be planted or preserved.

D. Heritage Trees

1. Heritage Trees (11.20.060):

There is not a heritage tree located on/adjacent to the site that is on the City of Portland's Heritage Tree list.





URBAN FORESTRY TREE REQUIREMENTS

Early Assistance and Land Use Review

Portland Parks & Recreation Urban Forestry staff review Early Assistance and Land Use Review materials to identify potential issues and requirements in accordance with Title 11, Trees and Title 33, Zoning Code. The purpose of these reviews is to identify potential issues and/or impacts on existing street trees, heritage trees, and trees on City-owned or managed sites (if applicable), as well as to provide adequate areas for future street tree planting on existing and proposed public streets. Trees on private property are subject to development standards from the Bureau of Development Services. See planning requirements for private property trees or call the Zoning Hotline at 503-823-7526.

Tree Plan Submittal Requirements (11.50.070)

A tree plan must be submitted with each phase of review including land use reviews, building permit applications, and public works permits. The tree plan information may be combined with other relevant plan sheets. The tree plan submittal shall include the following information:

- existing improvements;
- proposed alterations;
- existing street trees ≥ 3 " DBH including size and location;
- existing on-site trees ≥ 6 " DBH within 15' of the limits of disturbance;
- trees proposed for removal;
- tree planting proposal, including tree size, species and location; and
- trees to be retained and proposed tree protection measures meeting the specification in Chapter 11.60.

Any changes to an approved Tree Plan, including amending tree species must be approved by the City Forester. Please note that the City Forester may not approve revised tree planting plans based on the lack of species availability. To facilitate species availability, it is recommended that tree procurement occur approximately 6 months prior to installation.

Tree Mitigation (11.50.040.C.2)

Healthy street trees ≥ 6 " DBH that are approved for removal shall be replanted with two trees in addition to trees required to be planted to meet Street Tree Planting Standards, below. When street improvements are to partially or fully unimproved streets, healthy street trees ≥ 12 " DBH approved for removal shall be replanted with two trees, with trees planted to meet Street Tree Planting Standards credited towards meeting this requirement. Tree replacement for trees removed shall occur in the street planter strip, on site, or in the same watershed either by planting or by paying a fee in lieu of planting in accordance with table 60-1, below.

On City-owned or managed sites, healthy, non-nuisance trees ≥ 6 " DBH that are approved for removal shall be replanted per the Administrative Rule for tree replacement standards, below:



Tree Replacement for Development on City Owned or Managed Sites

Size of tree to be removed (inches in diameter)	Number of trees to be planted
6 and up to 12	Up to 2
More than 12 and up to 20	Up to 3
More than 20 and up to 25	Up to 5
More than 25	Up to 6

Street Tree Planting Standards (11.50.050)

One street tree shall be planted or retained for each full increment of 25 linear feet per side of street frontage. Planting is exempt when existing above or below grade utilities prevent planting of street trees, or if the existing design of the street will not accommodate street tree planting because the planting strip is less than 3 feet wide, there is not a planting strip, or there is insufficient space to add tree wells. Trees planted to meet street tree planting standards are credited toward mitigation requirements when street improvements are to partially or fully unimproved streets. When the required number of trees cannot be planted, a fee in lieu of planting will be required, in accordance with Table 60-1, below.

Table 60-1 Broadleaf Tree Size Requirements

Development Type	Tree Size	
	On Site	Street
One and Two Family Residential	1.5”	1.5”
Multi Dwelling Residential	1.5”	2”
All others	1.5”	2.5”

Tree Planting Specifications

If there are fewer than 8 required trees, they may all be the same species. If there are between 8 and 24 required trees, no more than 40 percent can be of one species. If there are more than 24 required trees, no more than 24 percent can be of one species. Street tree species shall conform to the appropriate “City of Portland Approved Street Tree Planting List.” The City Forester may approve or require an alternate or unlisted species.

All required street trees shall be planted in-ground following Standard Drawing Number P-581 “Typical Street Tree installation,” except when in raised planters that are used to meet Bureau of Environmental Services storm water management requirements. Please include the Standard



Drawing Number P-581 as part of the Public Works permit application. Plant materials shall be installed to current nursery industry standards and proper arboricultural practices [American National Standards Institute, *ANSI A300 Part 6: Tree, Shrub, and Other Woody Plant Maintenance-Standard Practices (Planting and Transplanting)* 2012, Tree Care Industry Association, Inc. Londonderry, NH]. Plant materials shall be properly supported to ensure survival.

All trees required or approved to be planted by Title 11 shall be planted or payment in lieu of planting made prior to the expiration of the permit or City's final acceptance of the project, as applicable. However, it is encouraged that planting occur during the wet months or as per City Forester recommendations. Street tree planting may be deferred between May 1 and September 30 upon filing a performance guarantee as provided in Section 11.10.060 or other assurance deemed acceptable by the City Forester or BDS Director as applicable.

Tree Protection Specifications (11.60.030)

Trees to be retained shall be protected in accordance with Title 11 Trees, Protection Specifications (11.60.030.C). Tree protection shall be shown on the tree plan and include the distance from the trunk of the tree to the fence. A standard root protection zone is established as follows; a minimum of 1 foot radius (measured horizontally away from the face of the tree trunk) for each inch of tree diameter. Protection fencing shall be a minimum 6-foot high metal chain link construction fence, secured with 8-foot metal posts established at the edge of the root protection zone and permissible encroachment area.



23-035771 PC
NW 20th Ave. & NW Raleigh St.
Sign-in Sheet
May 24, 2023

Don Kienholz (for Matt Wickstrom), matt.wickstrom@portlandoregon.gov , 503-865-6713

Tanya Paglia, BDS Design and Historic Review, tanya.paglia@portlandoregon.gov, 503-865-6518

Emma Kohlsmith, BES, emma.kohlsmith@portlandoregon.gov, 503-823-8427

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Amil Jakupovic, Urban Forestry, amil.jakupovic@portlandoregon.gov, 503-823-4491

Sadie Silkie, Water Bureau, sadie.silkie@portlandoregon.gov, 503-823-8336

Ye Zhuang, BDS Site Development, ye.zhuang@portlandoregon.gov, 503-823-7901

Chandra Alvey, BDS Process Management, Chandra.alvey@portlandoregon.gov, 503-865-6641

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David Stephenson - SERA Design and Architecture, Inc - davids@seradesign.com - 503.319.6074



Design Advice Request

DISCUSSION MEMO

Date: 7/25/2023
To: Portland Design Commission
From: Tanya Paglia, Design & Historic Review Team
503-865-6518 | Tanya.Paglia@portandoregon.gov
Re: EA 23-050424 DA – Con-way Block 292 East
Design Advice Request Memo – August 3, 2023 Meeting

This memo is regarding the upcoming DAR on 8/3/2023 for Con-way Block 292 East. The following supporting documents are available as follows:

- Drawings, Guidelines matrix and other documents – accessed here:
<https://efiles.portlandoregon.gov/Record/16233969/>

Note: Commissioners who requested hard copies will receive the drawing set by courier.

I. PROGRAM OVERVIEW

Design Advice Request meeting for a proposal to develop Block 292 East in the Con-way Master Plan area with a 6-to-7-story residential building with approximately 166 units. The U-shaped building will have a courtyard that opens toward a mid-block pedestrian accessway to the west, and its lobby will be located in the southwest corner of the site facing south onto NW Raleigh St. Below-grade parking will have approximately 128 parking stalls and be accessed from NW Savier St on the north side of the site.

NOTES RELATED TO THE CON-WAY MASTER PLAN

The project site lies within the Con-way Master Plan area. The Master Plan was approved by the Hearings Officer under LU 12-135162 MS and includes 10 Development Standards and 7 Design Guidelines unique to sites in Con-way (found in Section 5 of the Master Plan) which supersede any other zoning code applicable to the site. During the term of the Master Plan, the uses that are allowed, applicable development standards, and sections of the Zoning Code that apply to development within the Master Plan are only those Zoning Code provisions, as modified by the Master Plan, that were effective on the date the Master Plan application was filed which was April 24, 2012. Amendments to the Zoning Code that became effective subsequent to April 24, 2012 such as those related to Inclusionary Housing Zoning Code Project or the Commercial Mixed-Use Zone Project, do not apply to development within the Master Plan during its term. The Term of the current Con-way Northwest Master Plan was originally October 2, 2012 to October 2, 2022, however, it was extended due to the COVID pandemic and will remain in effect until January 1, 2024 (33.562.300.H).

II. DEVELOPMENT TEAM BIO

Architect	Kurtz Schultz SERA Design and Architecture
Owner's Representative	James Santana Cairn Pacific
Project Valuation	\$60,000,000

III. FUTURE DESIGN REVIEW APPROVAL CRITERIA:

- Con-way Master Plan Section 5
- Community Design Guidelines
- Potentially 33.825.040, Modifications that will better meet design review requirements

IV. POTENTIAL MODIFICATIONS

Subject to the following approval criteria:

- A. Better meets design guidelines. The resulting development will better meet the applicable design guidelines; and
- B. Purpose of the standard. On balance, the proposal will be consistent with the purpose of the standard for which a modification is requested.

Following Modifications may be requested:

1. Con-way Master Plan Development Standard 1 – Height: to allow an increase in the height limit of by 19' from the allowed 67' to a building height of 86'.
2. Con-way Master Plan Development Standard 8.D – Ground floor active use standard: Reduce the required distance from the finished floor to the bottom of the structure above by 1' from 16' to 15'.
3. Bicycle Parking Standard (33.266.220.C3): to allow a reduction in the spacing of bicycle racks from the required: 24" spacing to a proposed 18" spacing.
4. Modification to the Parking Stall Standard (33.266.130.F ; Table 266-4): to allow the reduction in width of some parking stalls due to structural column encroachment. Required: 8.5' width. Proposed: 8' width for some stalls.

Staff does not have concerns about Modifications 3 and 4 above, but would like input from the commission on 1 and 2. Refer to the staff discussion on Modification #1 below under "Context – Building height".

V. STAFF ANALYSIS & RECOMMENDED DAR DISCUSSION TOPICS

Staff advise you consider the following among your discussion items on 8/3/2023:

CONTEXT

- **Building height.** Without the two-level gabled penthouse element, the building would meet the 67' height limit. However, the added height of including the top two floors brings the building height to 86' which requires a Modification to Con-way Master Plan Development *Standard 1 – Height*. While the two-level penthouse adds a great deal of height (19' above the

height limit), it does not loom over the streetscape as it is set back from the roof edge by approximately 8'-14" and is broken up into multiple volumes. Staff would like the Commission to weigh in on whether they would support the Modification based on the 2 criteria listed above in Section IV.

Con-way NW Master Plan Design Guidelines: 1 – Provide human scale to buildings and edges along sidewalks, squares and pedestrian accessways, 4 – Develop buildings that are appropriately scaled to the neighborhood; Community Design Guidelines: P1 – Plan Area Character, D7 – Blending into the Neighborhood, D8 – Interest, Quality, and Composition.

- **Prominent Front Entrance.** The main lobby entrance should be prominent. Currently, the entrance is signaled by its location in a notch, but it otherwise lacks prominence and the entry courtyard within this notch could be improved.

Con-way NW Master Plan Design Guidelines: 1 – Provide human scale to buildings and edges along sidewalks, squares and pedestrian accessways, 5 – Provide transitions between the public and private realms when residential structures abut streets, parks and pedestrian accessways, 6. Integrate high-quality materials and design details; Community Design Guidelines: E1 – The Pedestrian Network, E3 – The Sidewalk Level of Buildings, D2 – Main Entrances, D8 – Interest, Quality, and Composition.

- **Penthouse Roof Form.** The drawing set includes precedent images for the building's prominent two-story gabled penthouse expression. Staff is looking for feedback from the commission on its relationship to context, its coherency, and its size.

Con-way NW Master Plan Design Guidelines: 1 – Provide human scale to buildings and edges along sidewalks, squares and pedestrian accessways, 4 – Develop buildings that are appropriately scaled to the neighborhood; Community Design Guidelines: E1 – The Pedestrian Network, E3 – The Sidewalk Level of Buildings, D2 – Main Entrances, D8 – Interest, Quality, and Composition.

PUBLIC REALM

- **Utility Transformer Placement.** The transformer room sits right at the northern street frontage, not tucked back into the building, as expected in the new policy released last summer. Transformer should not be located on a sidewalk frontage, especially for new construction, and especially a full block development where there is room enough for better alternatives. Utility transformer rooms should be located within the building behind active uses or behind a loading area, or in underground parking garages, or underground below open space if the lid and associated no-build zone are integrated with the landscape design.

Con-way NW Master Plan Design Guidelines: 1 – Provide human scale to buildings and edges along sidewalks, squares and pedestrian accessways, 4 – Develop buildings that are appropriately scaled to the neighborhood, 5 – Provide transitions between the public and private realms when residential structures abut streets, parks and pedestrian accessways; Community Design Guidelines: P1 – Plan Area Character, E1 – The Pedestrian Network, E3 – The Sidewalk Level of Buildings, D7 – Blending into the Neighborhood, D8 – Interest, Quality, and Composition.

- **Activating Ground Floor Street Frontages.** The building has three street frontages and one pedestrian accessway frontage, all of which should be activated. Providing live/work spaces the streets at a minimum creates flexibility, creating the potential for more active uses if/when demand picks up in the future. Because Raleigh (south frontage) is the street with the most active uses in the immediate area, the entire Raleigh frontage should be programmed with active uses to support the neighborhood main street created along this corridor with more canopy coverage across the full ground floor. The intersection of NW 21st and Raleigh is a very active restaurant/retail area that sits just to the west of this site. In addition, much of the ground floor across all three street frontages is residential and NW Savier has a long stretch of inactive uses. While staff is supportive of NW Savier as the street to receive the back of house uses, they occupy too long a swath of the frontage and better consolidation of these uses and/or design mitigation should be employed.

Con-way NW Master Plan Design Guidelines: 1 – Provide human scale to buildings and edges along sidewalks, squares and pedestrian accessways, 2 – Develop urban edge variety adjacent to parks, pedestrian accessways and greenstreets, 5 – Provide transitions between the public and private realms when residential structures abut streets, parks and pedestrian accessways;

Community Design Guidelines: P1 – Plan Area Character, E1 – The Pedestrian Network, E3 – The Sidewalk Level of Buildings, E4 – Corners that Build Active Intersections, D4 – Parking Areas and Garages, D5 – Crime Prevention.

- **North Elevation Ground Floor Opacity.** The NW Savier Street frontage has a number of back-of-house uses and is highly opaque with the exception of the highly glazed live-work unit in the northeast corner. The project should reduce the opacity or otherwise generate a sense of activity.

Con-way NW Master Plan Design Guidelines: 1 – Provide human scale to buildings and edges along sidewalks, squares and pedestrian accessways, 5 – Provide transitions between the public and private realms when residential structures abut streets, parks and pedestrian accessways; Community Design Guidelines: P1 – Plan Area Character, E1 – The Pedestrian Network, E2 – Stopping Places, E3 – The Sidewalk Level of Buildings, D7 – Blending into the Neighborhood, D8 – Interest, Quality, and Composition.

- **Balconies.** The addition of more balconies would help break down the large façades better and provide activation. Con-way NW Master Plan Design Guideline 1 notes, “Porches and balconies are particularly encouraged. These elements provide human scale, allow for interaction between residents and passers-by, and allow for informal surveillance of the street.”

Con-way NW Master Plan Design Guidelines: 1 – Provide human scale to buildings and edges along sidewalks, squares and pedestrian accessways, 2 – Develop urban edge variety adjacent to parks, pedestrian accessways and greenstreets, 4 – Develop buildings that are appropriately scaled to the neighborhood, 5 – Provide transitions between the public and private realms when residential structures abut streets, parks and pedestrian accessways; and Community Design Guidelines: P1 – Plan Area Character, E1 – The Pedestrian Network, D7 – Blending into the Neighborhood, D8 – Interest, Quality, and Composition.

QUALITY & PERMANENCE

- **Materials.** The Con-way NW Master Plan Design Guidelines plan gets fairly specific about preferred and discouraged materials while noting that cladding materials are constantly being developed so there might be allowances for these if they are consistent with the high-quality characteristics of the preferred materials. The material being considered for the penthouse level is currently a wood look siding product called Knotwood (<https://knotwood.com/>). Other material options like metal siding, stucco, and Cembrit are also being considered. To date, Design Review staff have not had experience with this product and would appreciate feedback from Commissioners who have had experience with this product.

Below is text from Con-way NW Master Plan Design Guideline 6 – Integrate high-quality materials and design details that lays out these preferred and discouraged materials:

“Preferred materials for exterior cladding include natural materials, such as wood and stone. Other preferred materials for exterior cladding include brick, metal panels, pre-cast concrete, stucco and tiles. Wood-clad, steel and aluminum assemblies are preferred for storefront systems and building entrances. Stone, masonry and cementitious tiles are preferred for exterior paving systems. For window systems, high-quality wood, wood-clad, Fiberglas and metal systems are preferred. If vinyl windows are proposed they must be commercial-grade and detailed in a careful manner that visually differentiates the window from surrounding trim elements or adjoining siding materials.

Discouraged materials for exterior cladding include plain concrete block, unfinished concrete, corrugated metal, plywood and sheet pressboard (sheet pressboard is fiber cement siding that is more than six-inches-wide). Residential- grade vinyl windows are discouraged for all window applications. ”

Con-way NW Master Plan Design Guidelines: 6 – Integrate high-quality materials and design details; and Community Design Guidelines: P1 – Plan Area Character, E3 – The Sidewalk Level of Buildings, D7 – Blending into the Neighborhood, D8 – Interest, Quality, and Composition.

- **Color Composition.** The building features a large amount of red brick. It is the primary cladding for the building's five-story massing and wraps to all four sides of the building. Staff is looking for feedback from the commission on whether the consistency of color across the full block is supported, or if other colors should be introduced to help break down the scale of the full block building. Would a lighter color palette be more successful given the darker adjacent buildings?

Con-way NW Master Plan Design Guidelines: 1 – Provide human scale to buildings and edges along sidewalks, squares and pedestrian accessways, 4 – Develop buildings that are appropriately scaled to the neighborhood; Community Design Guidelines: P1 – Plan Area Character, D6 – Architectural Integrity, D8 – Interest, Quality, and Composition.



Design Advice Request

FOLLOW-UP MEMO

Date: 8/15/2023
To: Portland Design Commission
From: Tanya Paglia, Design & Historic Review Team
503-865-6518 | Tanya.Paglia@portandoregon.gov
Re: EA 23-050424 DA – Con-way Block 292 East
Height Modification
Design Advice Request– August 17, 2023, Meeting

This memo is to provide additional information ahead of the upcoming DAR on 8/17/2023 regarding the requested height Modification for the Con-way Block 292 East Project. Please see the previous memo for the full list of discussion topics.

The following supporting documents are available as follows:

- Drawings, Guidelines matrix, and other documents – accessed here:

<https://efiles.portlandoregon.gov/Record/16233969/>

Note: Commissioners who requested hard copies have already received the primary plan set and additional drawings and information will be online only at the above URL.

I. HEIGHT MODIFICATION OVERVIEW

Con-way Master Plan Development Standard 1 – Height Modification is requested to allow a 19' increase in building height, which is an increase in the height limit from the allowed 67' to a building height of 86'.

This is a larger-than-usual height Modification request and thus requires extra information.

II. MODIFICATION APPROVAL CRITERIA

- A. Better meets design guidelines. The resulting development will better meet the applicable design guidelines; and
- B. Purpose of the standard. On balance, the proposal will be consistent with the purpose of the standard for which a modification is requested.

III. FURTHER INFORMATION RELATED TO THE HEIGHT MODIFICATION

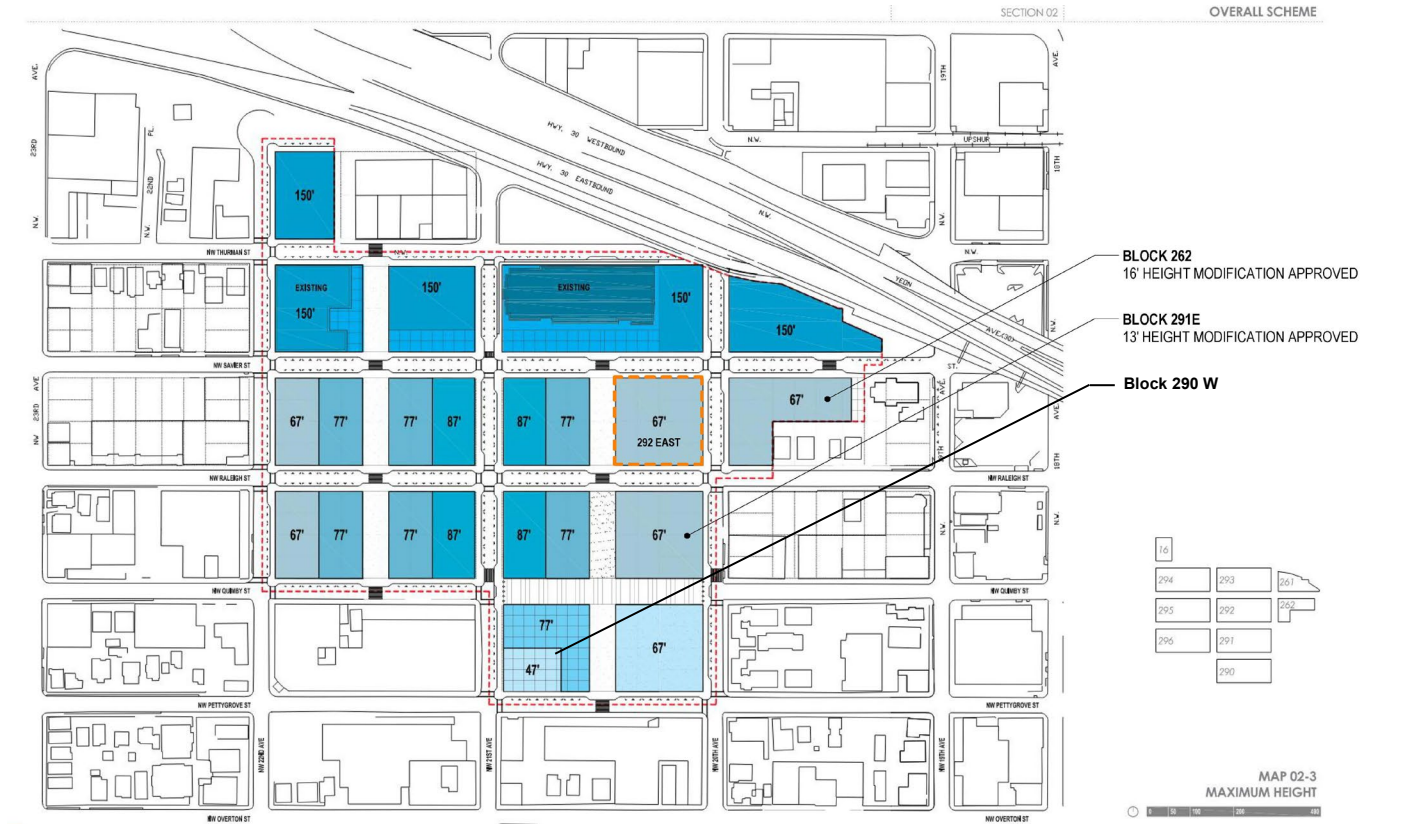
Zoning context:

When the Con-way Master Plan expires on January 1, 2024, the site's zoning will change to:

- Plan District: Northwest Plan District
- Base zone: CM3d
- CM3 zone height limit is 65' with bonus height allowed up to 75' (For this site, maximum height determined by the base zone per Map 562-4).
- Special bonus height allowance up to 120' is possible through the Planned Development bonus option and required Planned Development Review.

Con-way Height History - 7 Prior Projects – Approved Height Modifications to 3 of these projects: 10'; 13'; and 16'

Below is more information about the three Modifications to height previously approved in the Con-way Master Plan area. Two of the previously approved Modifications were supported by the Design Commission because they were a rearrangement of massing on those sites in response to context and public realm. The third was supported because it was in response to a special height step-down requirement related to solar impact, and the height did not have a negative solar impact.



- Block 291 East - Freewell

- Modification to allow an increase in the height limit by 13' from the allowed 67' to a building height of 80'.
- The extra height was supported because of the variation in massing that it allowed on the site.
 - The site massing was arranged to step down to the future public park and the pedestrian accessway leading to the park.
 - It also allowed for the creation of a small podium building to break up the uniformity of building massing near the park.
 - The primary building was a tall "L" and the Modification allowed for a small amenity pavilion building which added architectural variety to the streetscape, including the Quimby Festival Street which abuts the future park.

Freewell (Block 291 East)

- Abuts Quimby Festival St & across from future park
- 2-story amenity pavilion steps down to Festival St & park with taller L-shaped building wrapping it
- Follow-up Review to design portion of Festival St & potential design changes when park is designed

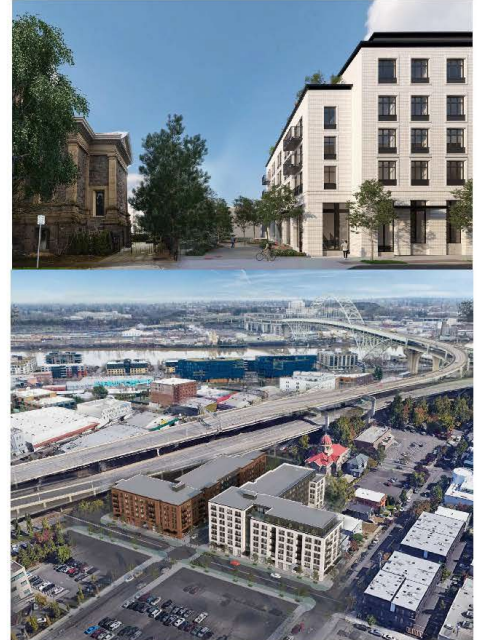


- Block 262 – Slabtown South

- Modification to allow an increase in the height limit of Block 262 by 16' from the allowed 67' to a building height of 83'.
- The extra height was supported as it allowed the massing to be arranged to step down towards a historic cathedral and to step back from it, widening an adjacent park.
- The added height created a taller building at NW 20th Ave where it better fit the context.

Slabtown Savier North & South (261 & 262)

- St. Patrick's Roman Catholic Church, individually listed National Register historic landmark built in 1891, abuts Block 262
- Conway Master Plan Design Guideline 7.F required Block 262 to provide land for a small pocket park west of the church
- Mod to height on Block 262 to allow taller expression on west side of site so building could step down towards the church
- More height & density located on southern block (262) - opposite of Master Plan's vision of northern block (261) as tall office building buffering the elevated highway to the north



- Block 290W

- Modification to increase the maximum height from 47' to 57'.
- The height Modification allowed for a penthouse amenity space on the lower portion of the building adjacent to the public square. The findings concluded the additional height did not add additional solar impact to the public square.

Block 290W – Public Square + Apts

- Encroached into Future Park & line of pedway
- Garage access located on Festival Street (no access allowed on 21st or pedway + Pettygrove is a green street)



For the current Modification request at Block 292 East, staff and the applicant offer the following arguments in favor of the additional 19' of height. (Staff concerns raised in the original memo, related to the design cohesion of the penthouse levels, still apply.)

Notes:

Modification Approval Criteria A is that a Modification, "better meets design guidelines" and Design Guidelines are listed below each bullet point.

Modification Approval Criteria B is: "On balance, the proposal will be consistent with the purpose of the standard for which a modification is requested," which in the case of height is to "balance desired densities with livability and positive urban qualities, with a strong emphasis on the quality of the pedestrian realm."

- The Modification request is in the service of providing architectural and skyline variety in the Con-way area where there are many large new buildings of a similar scale and massing to one another. The design commission has been concerned in the past about all the buildings in the Conway master plan area being similar in height and massing.

(Con-way Master Plan Design Guidelines: 2–Develop urban edge variety adjacent to parks, pedestrian accessways and greenstreets; 4 – Develop buildings that are appropriately scaled to the neighborhood. Façades should be well articulated and offer diversity in volume and form along the street edge; and Community Design Guidelines: P1 – Plan Area Character; D7 – Blending into the Neighborhood; D8 – Interest, Quality, and Composition)

- The 7-story building, as proposed, is the same total gross square footage as a 6-story building, it is just shaped differently – it is moving the volume around to create interest and upper-level setbacks.

(Con-way Master Plan Design Guidelines: 2–Develop urban edge variety adjacent to parks, pedestrian accessways and greenstreets; 4 – Develop buildings that are appropriately scaled to the neighborhood. Façades should be well articulated and offer diversity in volume and form along the street edge; and Community Design Guidelines: P1 – Plan Area Character; D8 – Interest, Quality, and Composition)

- The Master Plan allocated height limits up to 150' on all sites north of Savier to act as a buffer to the freeway. The majority of those sites have been built far below that height limit, or have not been developed, including the sites directly north of the subject site, thus the subject site could be said to be adding buffering through extra height.

(Con-way Master Plan Design Guidelines: 4 – Develop buildings that are appropriately scaled to the neighborhood. Façades should be well articulated and offer diversity in volume and form along the street edge)

- The project could be redesigned as a more traditional 6-story building that meets the height limit with no setbacks towards the top of the building. The project team took roughly the same gross square footage that would be achievable in a sixth level and put it into two much smaller floorplates on levels 6 and 7 (note: the taller building would technically have more SF because they aren't counting the lofted areas of the 7th floor which would count towards FAR).

(Con-way Master Plan Design Guidelines: 2–Develop urban edge variety adjacent to parks, pedestrian accessways and greenstreets; 4 – Develop buildings that are appropriately scaled to the neighborhood. Façades should be well articulated and offer diversity in volume and form along the street edge; and Community Design Guidelines: D8 – Interest, Quality, and Composition)

- The gabled roof form creates interest and variety but adds height. If the building were designed with a 2-level penthouse with a flat roof, the height Modification request would be less (for gabled roofs, height is measured to the mid-point of the gable).

(Con-way Master Plan Design Guidelines: 4 – Develop buildings that are appropriately scaled to the neighborhood. Façades should be well articulated and offer diversity in volume and form along the street edge; and Community Design Guidelines: P1 – Plan Area Character; D7 – Blending into the Neighborhood; D8 – Interest, Quality, and Composition)

- The height Modification allows for the setback of upper-story building massing that may allow for more light and air at the sidewalk levels.

(Con-way Master Plan Design Guidelines: 1 – Provide human scale to buildings and edges along sidewalks, squares and pedestrian accessways; 4 – Develop buildings that are appropriately scaled to the neighborhood. Façades should be well articulated and offer diversity in volume and form along the street edge; and Community Design Guidelines: P1 – Plan Area Character)

- This Modification allows more height variation in the master plan area, creating a less monolithic sensibility.

(Con-way Master Plan Design Guidelines: 2–Develop urban edge variety adjacent to parks, pedestrian accessways and greenstreets; 4 – Develop buildings that are appropriately scaled to the neighborhood. Façades should be well articulated and offer diversity in volume and form along the street edge; and Community Design Guidelines: P1 – Plan Area Character; D7 – Blending into the Neighborhood; D8 – Interest, Quality, and Composition)

- The unique penthouse arrangement also serves as a mechanical screen to hide the rooftop condenser farm.

(Community Design Guidelines: D8 – Interest, Quality, and Composition)

Notes

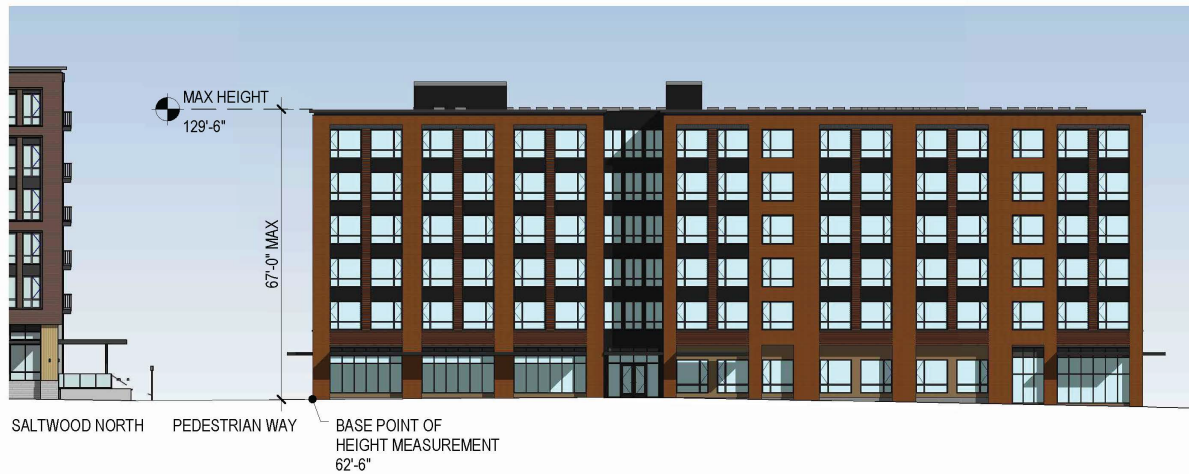
- The applicant provided the following breakdown of the requested 19' height modification:
 - 6' of the modification is from the top of eave to the mid-point of the gable
 - 13' of the modification is from the 67' max height to the top of the eave
 - Without the gable roof, the height modification would be in exactly the same range as Blocks 291E (13') and 262 (16')

Comparison of proposal with and without additional height:

The applicant provided the following side-by-side comparisons to help understand their reasoning for seeking a Modification to height. Each has a version of the building with a height Modification and one that meets zoning code for height (including ground floor height).



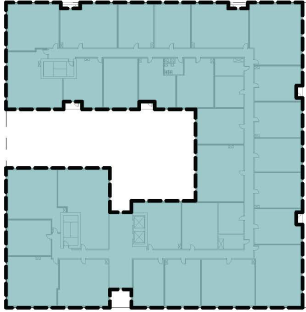
PROPOSED DESIGN



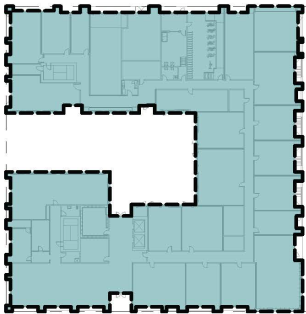
MEETS HEIGHT LIMIT

MEETS HEIGHT LIMIT

GROUND FLOOR	32,379 SF
LEVEL 2	32,379 SF
LEVEL 3	32,379 SF
LEVEL 4	32,379 SF
LEVEL 5	32,379 SF
LEVEL 6	32,379 SF
TOTAL	194,274 SF



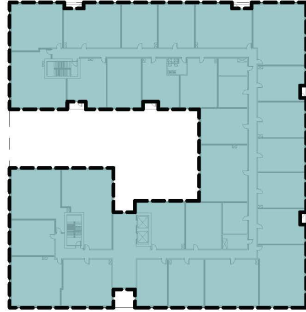
LEVEL 2-6



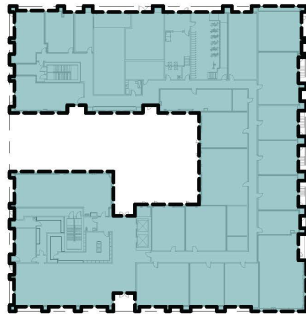
GROUND FLOOR

PROPOSED DESIGN

GROUND FLOOR	30,347 SF
LEVEL 2	32,272 SF
LEVEL 3	32,272 SF
LEVEL 4	32,272 SF
LEVEL 5	32,272 SF
LEVEL 6	18,409 SF
LEVEL 7	12,447 SF
TOTAL	194,277 SF



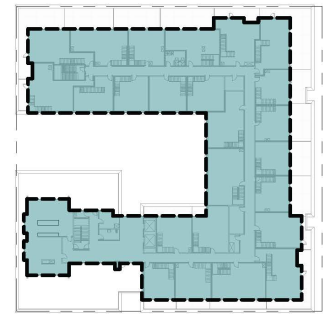
LEVEL 2-6



GROUND FLOOR



LEVEL 7

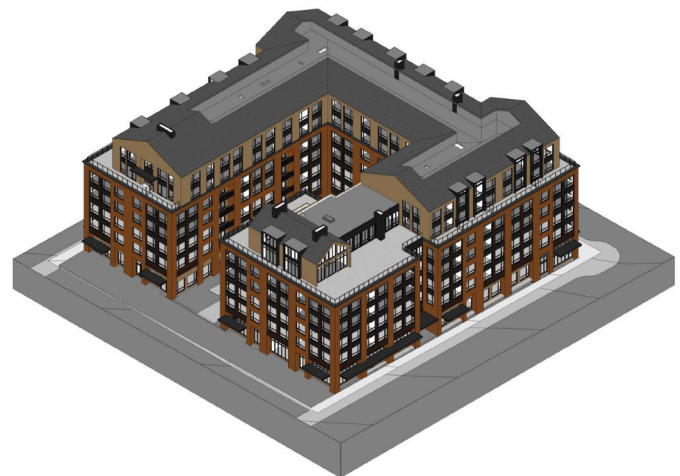


LEVEL 6



MEETS HEIGHT LIMIT

- 6 STORY BUILDING
- 67' HEIGHT
- 195,000 SF FAR



HEIGHT MODIFICATION REQUESTED

- 7 STORY BUILDING
- 86' HEIGHT TO MID POINT OF GABLE
- 195,000 SF FAR

8-17-23 - DESIGN COMMISSION HEARING

EA 23-050424 DA – Conway - Block 292 East

ATTENDEES - TESTIFIERS IN RED (subject to change)

FIRST NAME	LAST NAME	EMAIL	ADDRESS	ZIP	WOULD YOU LIKE TO TESTIFY	ARE YOU FOR OR AGAINST
todd	zarnitz	todd@mailboxblue.com	2307 NW HOYT ST	97210	YES	N/A
Mary	Hoffmann	mary.hoffmann@portlandoregon.gov	Vanport Bldg	97201	NO	N/A
Hilary	Dorsey	hdorsey@djcoregon.com	11 NE Martin Luther King Jr. Blvd, Ste. 2l	97232	NO	N/A
Doug	Bean	dougb@dougbbean.com	PO Box 2519	97208	NO	N/A
Kristi	Boylan	kristib@seradesign.com	600 SW 10th Ave, Suite 500	97205	NO	FOR
Jacob	Loeb	loebjack@gmail.com	19 Se 78th Ave	97215	NO	N/A
Steve	Rainey	stever@seradesign.com	19469 Wilderness Drive	97068	NO	FOR



City of Portland

Design Commission

Design Advice Request

EA 23-050424 DA

Conway Blocks 292 East

August 17, 2023

Staff Presentation

Staff Introduction

Applicant Presentation

Staff Discussion Topics

Public Comments

Commission Discussion

Location

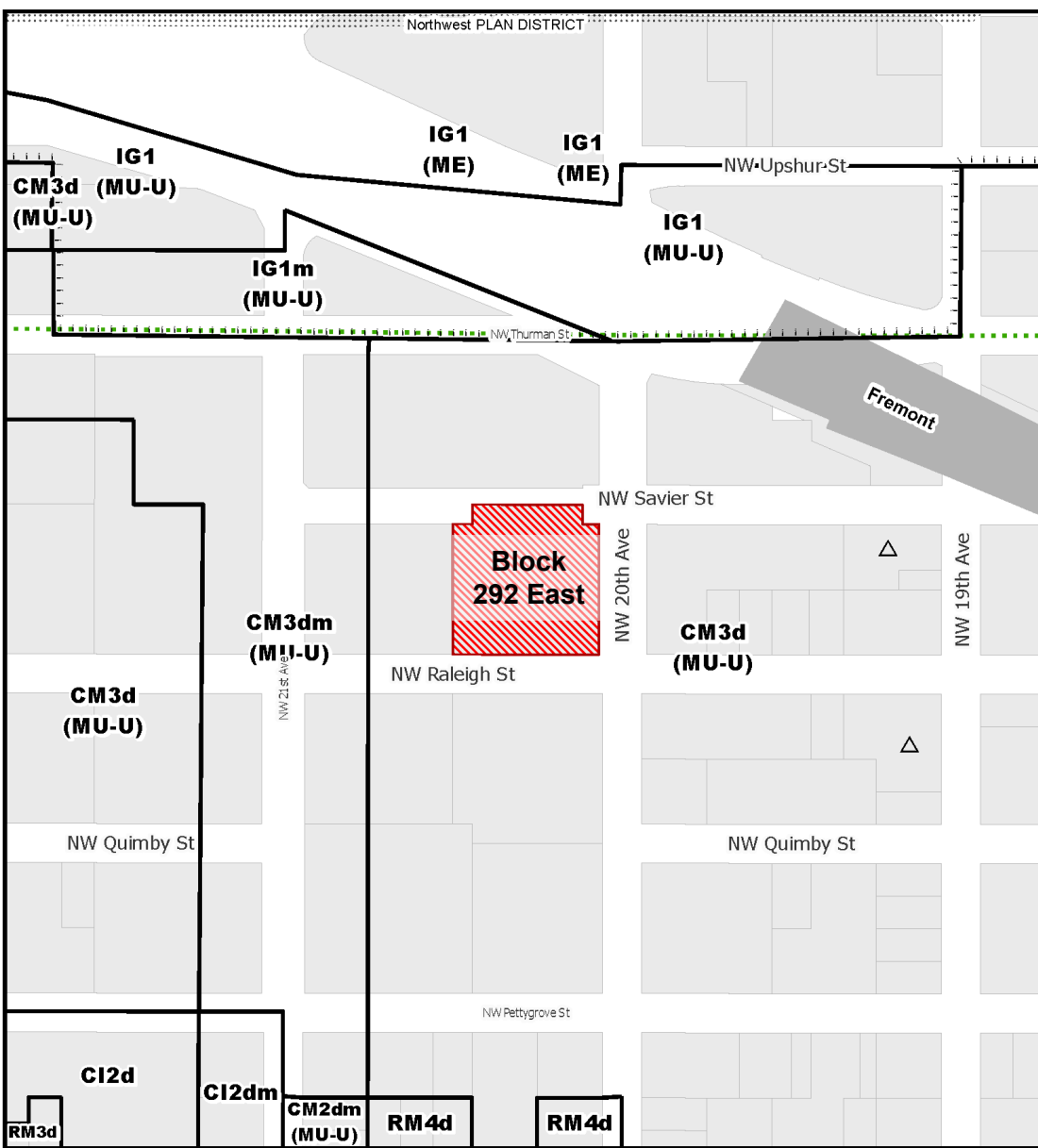
Northwest Plan District
Con-way Master Plan Area

Approval Criteria for Future Design Review

Section 5 of the Con-way Master Plan (LU 12-135162 MS)

Community Design Guidelines

PZC 33.825.040 – Modifications That Will Better Meet Design Review Requirements



For Zoning Code in Effect Post October 1, 2022

ZONING

THIS SITE LIES WITHIN THE:
NORTHWEST PLAN DISTRICT

- Site
- Plan District
- Historic Landmark
- Recreational Trails

File No. EA 23 - 050424 DA
1/4 Section 2827
Scale 1 inch = 200 feet
State ID 1N1E28CD 2402
Exhibit B Jun 12, 2023

Zoning

Base Zone:

EXd, Central Employment, Design Overlay

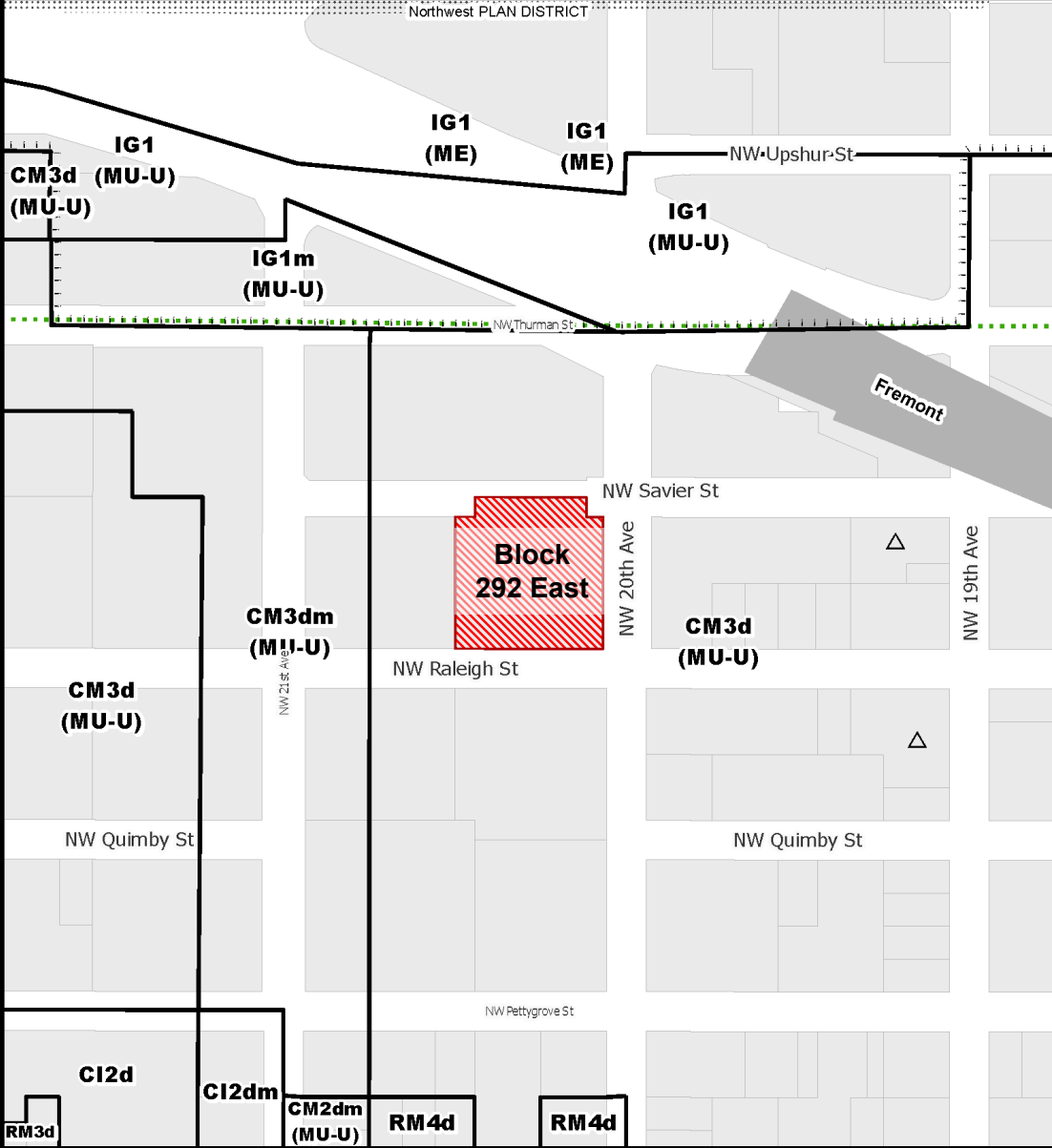
Site Area:

49,870 SF

Floor Area Ratio:

3:1 for Conway Master Plan Area as a whole, approximately 12,280,850 SF

Proposed: 194,277 SF



For Zoning Code in Effect Post October 1, 2022

ZONING

THIS SITE LIES WITHIN THE:
NORTHWEST PLAN DISTRICT

- Site
- Plan District
- Historic Landmark
- Recreational Trails

File No.	EA 23 - 050424 DA
1/4 Section	2827
Scale	1 inch = 200 feet
State ID	1N1E28CD 2402
Exhibit	B Jun 12, 2023

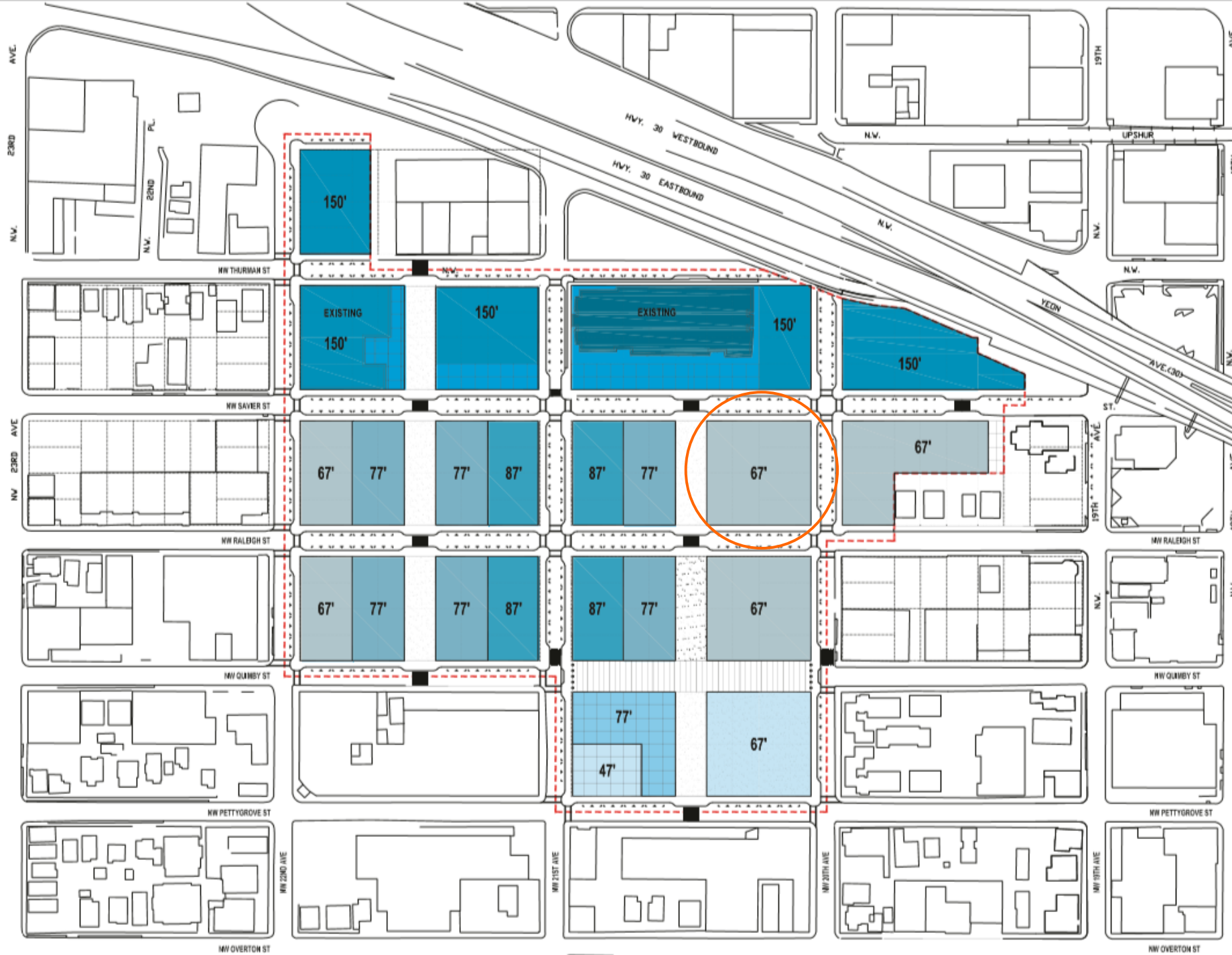
Zoning

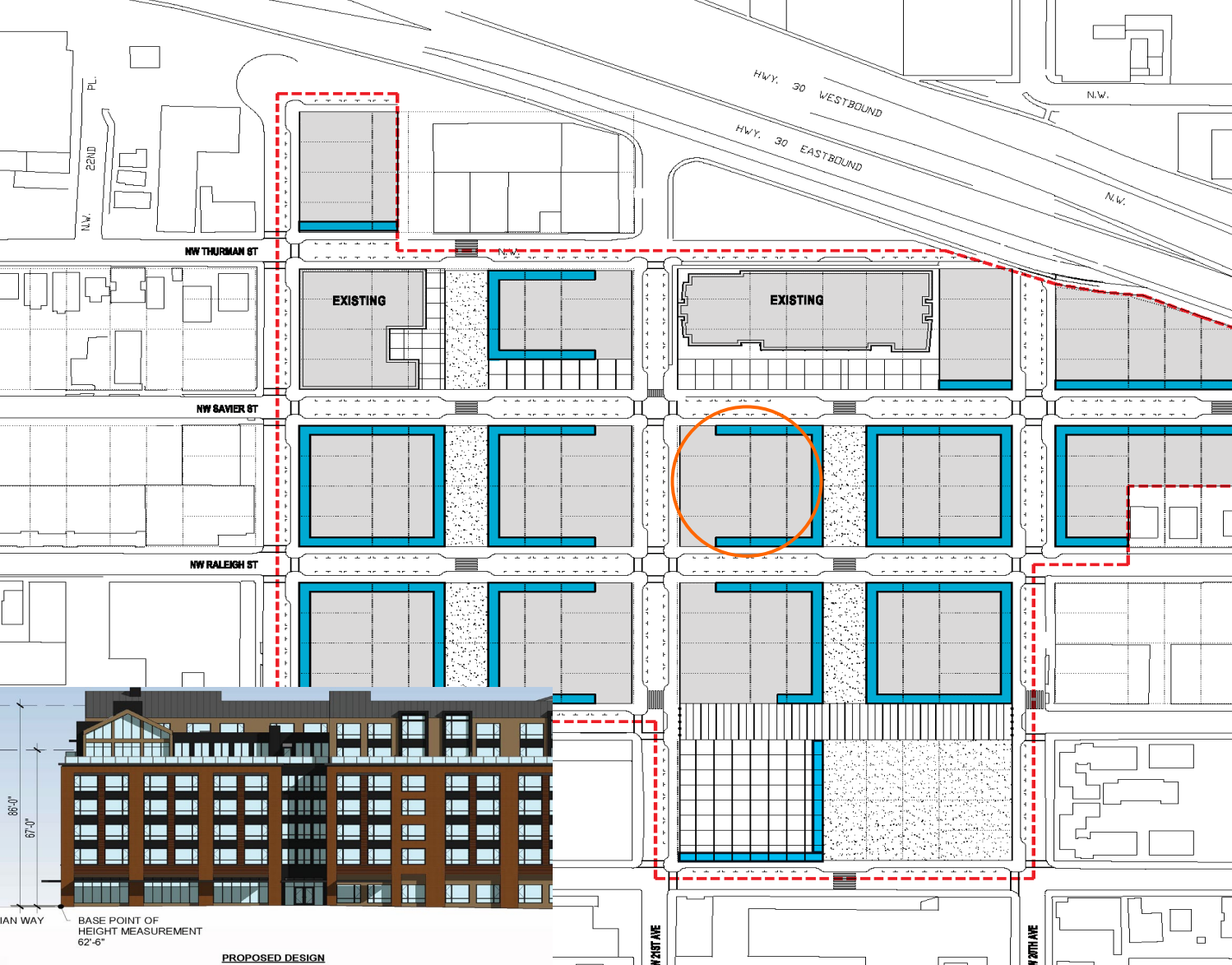
Height:

Allowed – 67'

Proposed – 86'

A Modification to the height standard to allow an additional 19' is required for the design as currently proposed.





Zoning

Conway Standard 8: Standards on Streets & Open Spaces

- Applies on all 4 frontages

Standard 8.D. Ground floor active use standard.

To accommodate active uses, standard must be met along at least 50% of ground floor walls in designated frontages. Designed areas must meet the following standards:

- 8.D.1. The distance from the finished floor to the bottom of the structure above must be at least 16 feet. The bottom of the structure above includes supporting beams;
- 8.D.2. The area must be at least 25 feet deep, measured from the façade;
- 8.D.3. At least 35 percent of the ground floor wall area must be windows and doors.

The alternate design shown in the follow-up memo meets the 67' height limit, however, it is likely the ground floor cannot this standard which requires the distance from the finished floor to the bottom of the structure to be 16' – it would likely need a modification of 2'.



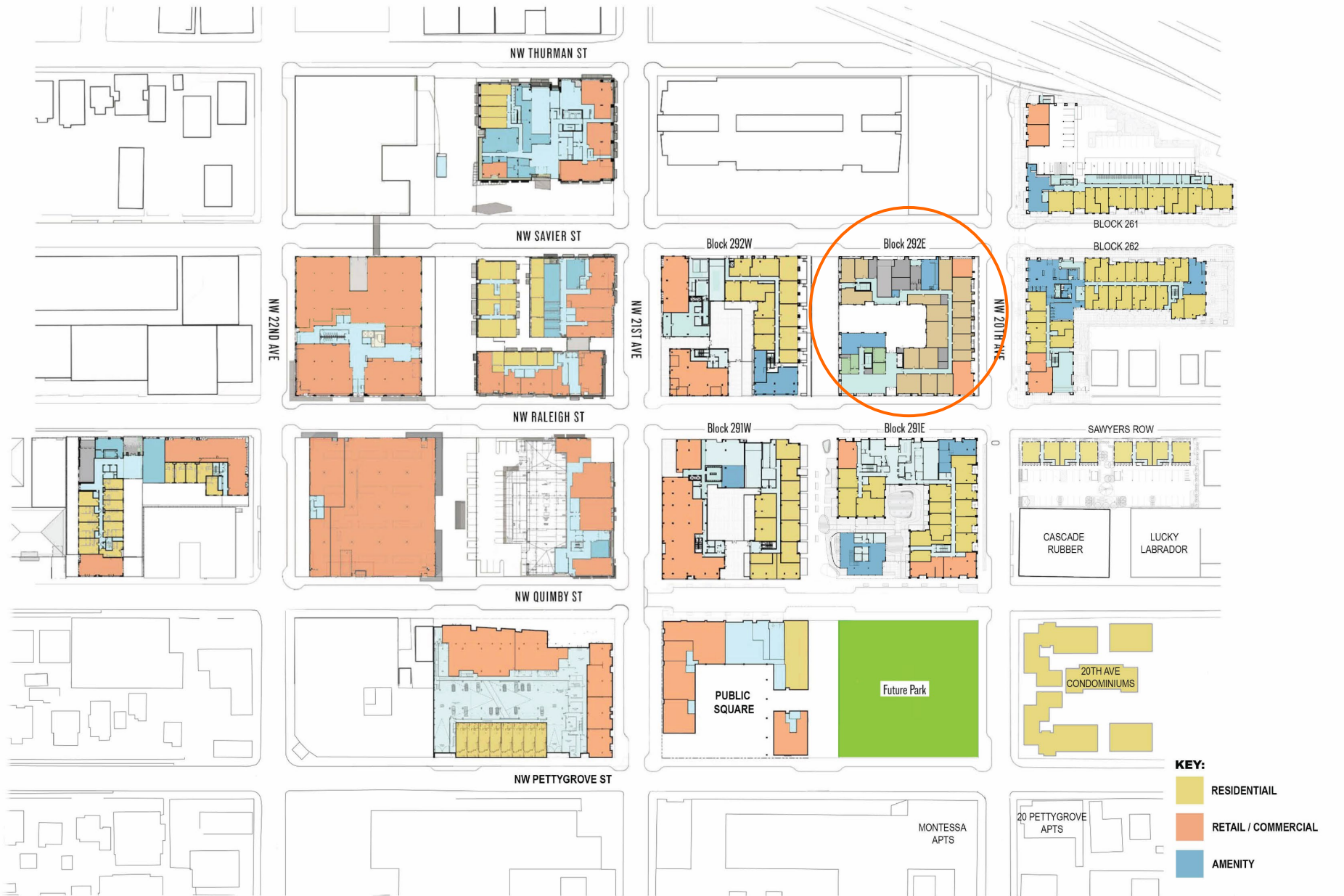
Context



20 PETTYGROVE APTS

NOT TO SCALE

CONTEXT MAP





View of site from Raleigh looking north



Looking west on NW Raleigh



Looking east on NW Raleigh



Looking east on NW Savier St

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Memo Topics:

1. Context: Building height, Penthouse roof form, Prominent front entrance
2. Public Realm: Transformer Placement, Activating ground floor frontages, North ground floor opacity, Balconies
3. Quality & Permanence: Materials, Color composition

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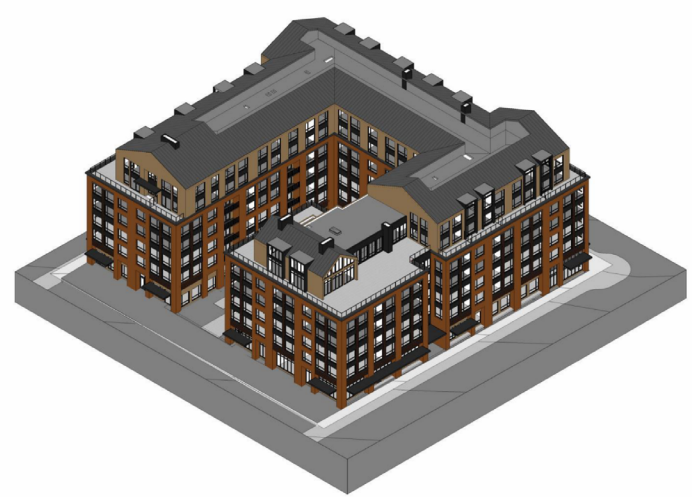
Context:

- Building Height
- Penthouse Form
- Prominent Front Entrance



Context: Building Height

- Proposed height: 86'
- Height limit: 67'
- Proposed Modification: 19'



MEETS HEIGHT LIMIT

- 6 STORY BUILDING
- 67' HEIGHT
- 195,000 SF FAR

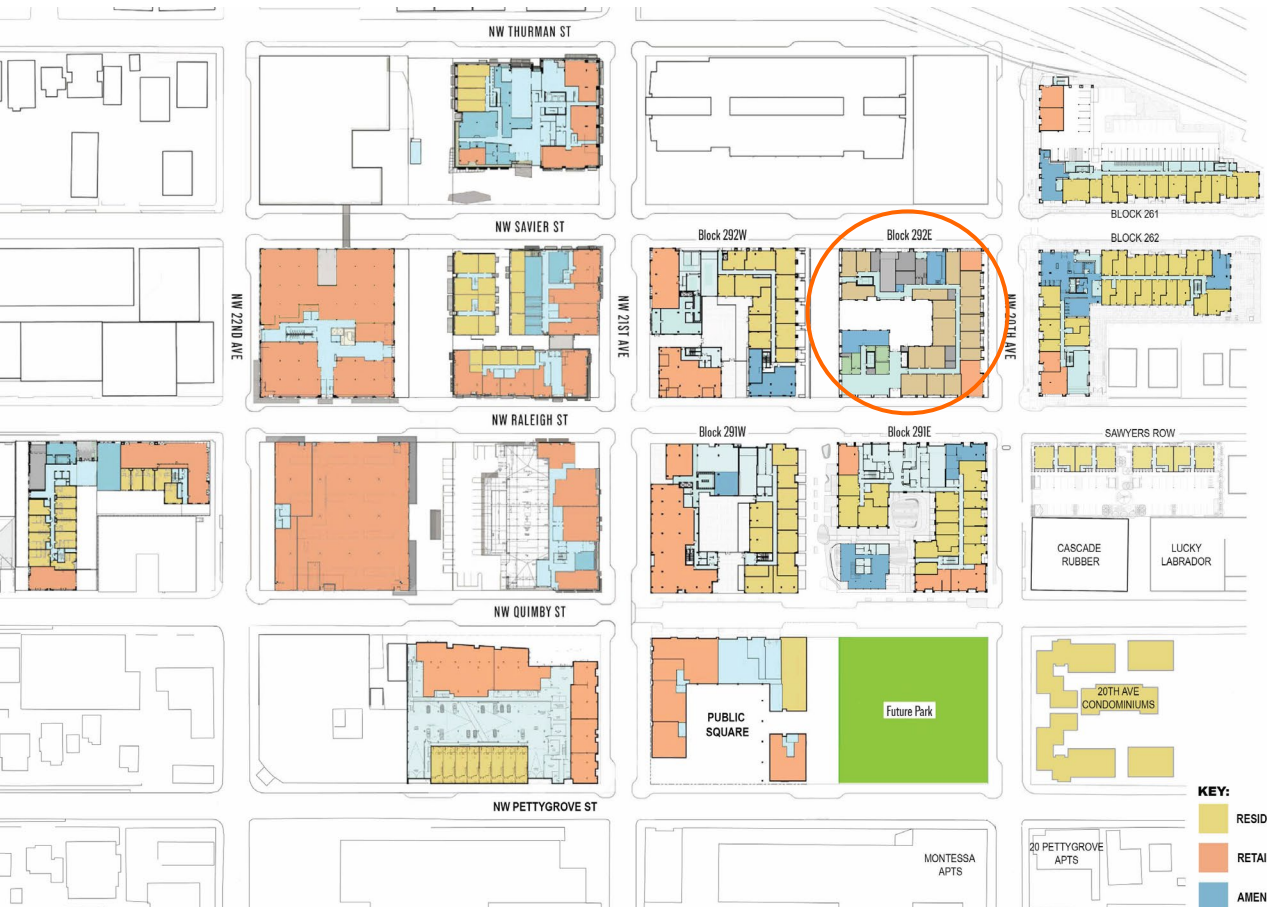
HEIGHT MODIFICATION REQUESTED

- 7 STORY BUILDING
- 86' HEIGHT TO MID POINT OF GABLE
- 195,000 SF FAR



Public Realm:

- Utility Transformer Placement
- Activating Ground Floor Frontages
- N. Elevation Ground Floor Opacity
- Balconies



Quality and Permanence:

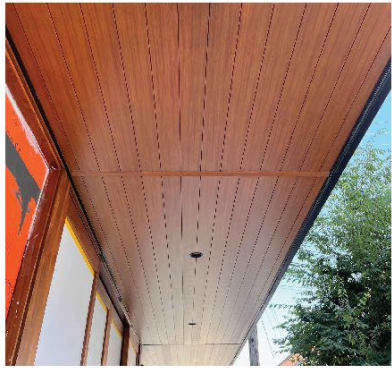
- Materials
- Color Composition



SOUTH ELEVATION - NW RALEIGH ST



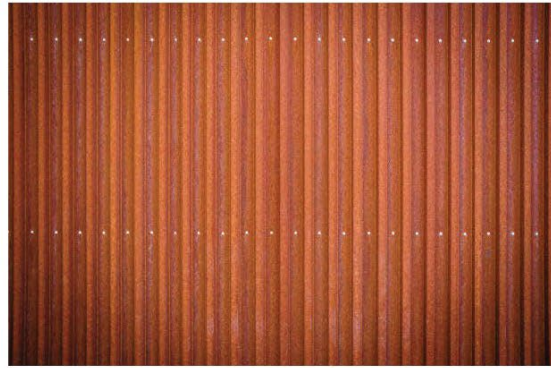
NORTH ELEVATION - NW SAVIER ST



WOOD LOOK SIDING



WOOD LOOK SIDING



METAL SIDING

Staff Introduction

Applicant Presentation

Staff Discussion Topics

Public Comments

Commission Discussion

Staff Introduction

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Public Comments

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