



City of Portland Design Commission

Design Advice Request

SUMMARY MEMO

Date: December 12, 2023

To: Kurt Schultz | SERA Architects

From: Grace Jeffreys, Design & Historic Review Team
503-865-6512 | grace.jeffreys@portlandoregon.gov
Morgan Steele, Environmental Review Team
503-865-6437 | morgan.steele@portlandoregon.gov

Re: EA 23-069476 DAR #2 | Centennial Mills
Design Advice Request #2 Commission Summary Memo – November 16, 2023

Thank you for taking advantage of the opportunity to hold a second 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 September 21, 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 [\(Efiles - EA 23-069476 DA – Centennial mills \(23/EF/8398\)\)](https://efiles.portlandoregon.gov/efiles/EA%2023-069476%20DA%20-%20Centennial%20mills%20(23/EF/8398)) (portlandoregon.gov)

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 November 16, 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.

The Commission appreciated the team's responsiveness to the feedback provided at the first DAR. With the changes made, the current proposal relates more strongly to the river and the surrounding context, creates more active and welcoming pedestrian areas, and better reflects the industrial past of the site.

As the project is further refined, the Commission encourages a bigger gesture at the river, the establishment of a more naturalized riverbank, the entrance to the South Promenade at the terminus of NW 9th to be inviting, the open spaces to be well activated, and reinforcement of the site's industrial past.

Commissioners Present. Chair Brian McCarter, Tina Bue, Sam Rodriguez, Zari Santner, and Joe Swank.

Summary of Comments. Following is a general summary of Commission comments by design tenet based on the future approval criteria:

- Central City Fundamental Design Guidelines
- River District Design Guidelines
- River Review Approval Criteria 33.865.100 (if the River Review is consolidated with the Type III Design Review)

RESPOND TO CONTEXT / ACTIVATE THE PUBLIC REALM / SHOW QUALITY & RESILIENCE

1. River. Provide a strong response to the river through site and building designs.

Consider how to:

- Provide a bigger move at the river to make the river frontage and access more appealing and offer opportunities for multiple uses beyond a singular ramp (see Commissioner McCarter's precedent images, exhibit H.6).
- Work to re-establish a more naturalized riverbank for habitat.

Continue to:

- Ensure opportunities for direct water access, and reach out to the Human Access Project (HAP).
- Respond to the unique river location and view opportunities with balconies and terraces.

2. Connections. Create strong connections to the surrounding neighborhood:

Consider how to:

- Ensure the entrance into the South Promenade at the terminus of NW 9th at Parcel will be inviting and clear.

Continue to:

- Ensure all of the accessways to the river are welcoming, well activated and publicly-oriented.
- Ensure the docks at the frontage along NW Naito are welcoming of pedestrians,
- Ensure a landing for a bridge across Naito will be able to be accommodated in the future.

3. Open spaces. Create welcoming, activated, public-oriented open spaces.

Consider how to:

- Provide more activation of the woonerf from Parcel 2.
- Further refine the NW Naito frontage to ensure welcoming of pedestrians.

Continue to:

- Provide welcoming, activated public-oriented open spaces at the Plaza, the Woonerf, the South accessway, Naito and the Greenway:
- Minimize the impact of parking garage and loading entries.
- Locate retail uses at corners and design them to spill out into both the street and the accessways, creating places to sit, pause and wait.
- Locate live/work units facing public open spaces for additional activation and convertibility for future retail.
- Design residential ground floor units facing open spaces to both contribute to the activity and vibrancy as well as to provide comfort and safety for the residents. Do this by incorporating stoops, entrances, setbacks and landscape screening.

4. Industrial identity. Reinforce the industrial identity with building and open space designs:

Consider how to:

- Add additional height to reflect the industrial past.
- Give the water tower a new purpose.

Continue to:

- Reflect the site's industrial history with design and massing, especially at Parcels 2 and 3.
- Place the water tower on the roof, maintaining its iconic views and relevance.

5. Materials and details. Use materials and detailing that show quality and resilience.

Consider how to:

- Ensure sufficient depth at the fenestration to support the industrial character.

Continue to:

- Use materials and detailing that show quality and permanence, such as brick and metal. The use of metal, especially facing the river, can help reference the industrial history of the site.

6. Zoning Code Considerations.

River Overlays: There is a River Environmental overlay zone (e) over part of the site and the River Environmental development standards apply throughout the "e" overlay zone. Because of this, a River Review will be required for activities within the River Environmental (e) overlay zone that do not meet the development standards or if no standards apply (33.865.020.A). Additionally, there is a required 50-foot River Setback which extends from the top of bank to a point 50 feet landward of top of bank. Non-river-dependent/ river-related development is not allowed in this setback without a Greenway Goal exception. As proposed, this project would not meet the criteria for a Greenway Goal Exception (33.840.200), therefore this avenue is not recommended.

As shown, the current proposal shows non-river-dependent/ river-related development within the required River Setback, which will require a Greenway Goal exception. An alternative to this would be to "reset" the location of the top of the bank in the inlet area via substantial restoration/enhancement measures proposed through River Review (See Staff Memo dated September 19, 2023 Response to Top of Bank Memorandum). This would need to be a resource enhancement subject to approval criteria in 33.865.100.A.2 and would need to go beyond the mitigation already required for the River Review, including removal of existing seawalls and inlet and the establishment of a more natural bank. As shown to date, sufficient restoration/ enhancement has not yet been provided to change the top of bank location. Plan sheets C55, 60 and 61 appear to show some changes in the seawalls in the inlet area, but they are very conceptual and no detailed information has been provided about the proposal.

Because the top of bank impacts the developable area of the site, this critical issue must be addressed before moving forward with Design Review. Otherwise, the actual developable part of this site may differ significantly from that shown, especially at the north end of the site

where the existing seawall cuts back at the Flour Mill Building. If the applicant would like to pursue a resource enhancement to reset the top of bank as discussed above, it is recommended that the applicant provide more detailed information about what they are proposing for the bank and in water structures for review and discussion with BDS staff.

Exhibit List

- A. Applicant's Submittals
 - (*First DAR*)
 - 1. Zoning Summary
 - 2. Original drawing
 - 3. Revised drawing set dated 8-23-23.
 - 4. Revised drawing set dated 8-23-23.
 - 5. Final DAR drawing set dated 9-8-23.
 - 6. Grading Plan
 - 7. Additional Sheets 9-19-23.
 - (*Second DAR*)
 - 8. Draft Set dated 10-19-23.
- B. Zoning Map
- C. Drawings
 - 1. through 99 (55 sheets total, not consecutive) (**attach sheets C34, C40, C41 and C55**)
- D. Notification
 - (*First DAR*)
 - 1. Mailing list
 - 2. Mailed notice.
 - 3. Posting instructions and Notice sent to applicant.
 - 4. Applicant's statement certifying posting.
 - (*Second DAR*)
 - 5. Mailing list
 - 6. Mailed notice.
 - 7. Posting instructions and Notice sent to applicant.
 - 8. Applicant's statement certifying posting.
- E. Service Bureau Comments
 - (*First DAR*)
 - 1. Bureau of Transportation
- F. Public Testimony
 - (*First DAR*)
 - 1. Rick & Rachel Dyer, 9-5-23 email, stating support of five story massing and amount of open space.
 - 2. Lois Foster, 9-6-23 email, stated disappointment with proposed program.
 - 3. Jane Pedrick, 9-14-23 email, stated encouragement for provision of a future bridge.
 - 4. Antonio Diaz, 9-15-23 email, stated concern with adequacy of parking proposal.
 - 5. Kate Ludwig, 9-15-23 email, stated concern with adequacy of open views through proposal towards river. Also encouraged the inclusion of Fido stations in the future development.
 - 6. David Dysert, on behalf of the Pearl District Neighborhood Association, 9-19-23 email, stated disappointment with the City's lack of response to the Centennial Mills Framework Plan adopted by City Council in 2006. The PDNA also noted:
 - *Feasible Bridge Landing* – Stated disappointment with the City's lack of requirements for accommodation of a future bridge, and encouraged the design provide an adequate and feasible landing space for a real bridge in the future. Also encouraged developer to join a LID to make this happen.

- *Access to and Views of the River* – Noted the Framework Plan identifies the intersection of 9th and Naito as a key gateway and deserving of some treatment that establishes a connection to the river and site.
 - *Capturing History* - If the Flour Mill or some part of it as a remnant cannot be preserved then encourage preservation of the water tower and the view of it from Fields Park.
 - *Respectful Architecture* – Encouraged more density and needed housing. Encouraged a taller building with a smaller footprint to leave room for a more generous plaza. The three buildings need to be more distinct and varying the height and massing.
7. Michael Rice, 9-21-23 email, stated general support of proposal but also encouraged direct access to the river, a better balance pedestrian, recreational and vehicle movement in the open areas, and encouraged rethinking the dark-gray/black facade colors of the third building.
 8. Steve Pinger, 9-21-23 email, stated dismay at the City's past management of the site, and the incremental devolution of the Centennial Mills project. Noted the future bridge was a fundamental part of initial concepts. Also stated concerns with vehicle access through a public open space (woonerf) and loss of the iconic rooftop Water Tower.
(*Second DAR*)
 9. Kyle Spencer, 10-27-23 email, stated general support of the proposal.
 10. Janet Cubar, 10-31-23 email, noted need for more security measures and graffiti removal.
 11. Kate Ludwig, 11-2-23em,mail, with additional comments encouraging direct river access.
 12. NW Neighbors, 11-10-23 email, encouraging the provision for a future pedestrian bridge.
 13. David Dysert, on behalf of the Pearl District Neighborhood Association, 11-16-23 email, following up on their previous email. The Committee noted appreciation to the team for their continued dialogue with the Committee. The Committee was largely supportive of the recent updates and the direction the design is headed. Moving forward, The PDNA noted the following for future consideration:
 - Strong support of the updates to Parcel 2 and 3.
 - Encourage as much reveal as possible to provide more depth and solidity. Especially in support of the reduction of Parcel 3's footprint and nod to the roofline and proportion of the Feed Mill.
 - Would love to see if the Flour Mill volume could be taller to better emphasize reference to the Flour Mill and enhance it as a focal point from both Naito AND the River.
 - Still support greater height and density at this site but understand the limitations of the program SERA is charged with executing.
 - Suggest Parcel 1 needs more refinement and integration with the other two buildings.
 - Support the pulling back of Parcel 1 to allow a more robust treatment to the path to the river and the landscaping and terraced units along its edges.
 - Noted opportunity at the SW corner adjacent to the 9th Avenue to create a legible wayfinding marker for the gateway to the river. This could be achieved with massing and materials, and perhaps a ground floor cut out and an active "landing" space for the connection across Naito.
 - Plazas / Landmarks / Bridge Landing
 - Support ground floor active uses on the plazas. Understand the current challenge of leasing traditional retail and encourage creative uses when traditional ones are not possible.
 - Support the larger plaza between parcel 2 and 3, allowing more room for a future and FEASIBLE pedestrian crossing while providing enough room to allow the public to gather and be at the river in multiple arrangements.
 - Creating focal points with art and artifacts will be critical to creating a vibrant public space especially given the bridge landing is likely many years away.
 - Support improvements to the Woonerf.
 - Greenway / River Access

- Support fill of inlet and repair of river edge to achieve river access for humans and better habitat for fish and wildlife.
 - Support having a functional path all the way down to the river to provide access for a variety of active uses for people with varying abilities.
 - Support the Greenway as rendered, with an abundant use of benches and seats to allow for conversation, contemplation and views.
14. Glenn Traeger, 11-16-23 email, encouraged the use of an industrial building style, provision of a pedestrian bridge over Naito, and making the riverfront more lively, attractive, and accessible to the public. Also encouraged the completion of the Pearl neighborhood boardwalk and maximizing public use and connections to the river.
15. Willie at Human Access Project email 11-16-23, forwarded an email chain including EPA response about this site that noted they did not think driving piles for a dock in this location would be a problem from a superfund perspective. Encouraged a firmer commitment for "toes in the river" access points and the use of terracing at the river's edge which allows for passive recreation and still provides for top of bank flooding protection. He also noted that Riprap is a construction material that ultimately rolls into the river and degrades shallow water habitat.
16. Jimmy Unger email 11-17-23, encouraged providing healthy lifestyle / outdoor recreational opportunities for children.
- G. First DAR meeting 11-16-23
1. Application form
 2. Staff memo to Design Commission and Matrix 9-15-23.
 3. Revised Staff memo to Design Commission and Matrix 9-15-23.
 4. Staff response to 9-12-23 TOB memo
 5. BMC Comments 9-19-23
 6. Staff Presentation for 9-21-23 meeting
 7. Applicant Presentation for 9-21-23 meeting
 8. Testifier sheet for 9-21-23 meeting
 9. PC Summary memo y EA 22-208541
- H. Second DAR meeting 11-16-23
1. Summary Memo from DAR 1 meeting on 9-21-23, 10-13-23
 2. Staff memo to Design Commission and Matrix for 11-16-23 meeting.
 3. Matrix for 11-16-23 meeting
 4. Staff Presentation for 11-16-23 meeting
 5. Testifier sheet for 11-16-23 meeting
 6. Commissioner McCarter Waterfronts Images, 11-16-23 meeting

**1362 NW Naito PKWY
R141440
Centennial Mills Property
Zoning Summary**

Zoning:

- **Base:** EX – Central Employment
- **Overlay(s):** d – Design, e- River Environmental, g* - River General, s – Scenic Resource
- **Plan District:** Central City, Pearl subdistrict
- **Pattern Area:** Central City
- **Pedestrian District:** yes – Central City
- **Streets:** Adjacent streets are classified as follows:
 - Naito - Major City Bikeway (requires a Mod), Traffic Access Street; Transit Access Street, Major City Walkway, Civic Corridor
 - Greenway Trail – City Bikeway, Major City Walkway
 - NW 9th extension shown on PortlandMaps.com as a Neighborhood Walkway
- **Transit:** Considered “close to transit”
- **Corridors:** Considered a Civic Corridor
- **Neighborhood Plan:** Central City 2035
- **Historic Designation:** none, but eligible for listing in the National Register of Historic Places
- **Other Designations:** river, floodplain, public trail, scenic corridors [Viewpoint CG-NW07], river resource site [WR15 – River District]

Applicable Development Standards

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
- 33.510 Central City Plan District, Pearl Sub District - development standards in the plan district may supersede those in the base zone and chapters below.
- 33.420 Design Overlay Zone
- 33.475 River Overlay Zone
- 33.480 Scenic Resource Zone
- 33.272 Public Recreational Trail – the proposed development will trigger requirements to grant a trail easement and to construct the trail.
- 33.266 Parking and Loading
- 33.248 Landscaping and Screening
- 33.245 Inclusionary Housing - applies to new development with 20 or more dwelling units.
- 33.140 Employment Zones (Central Employment base zone)
- Title 32 Sign Code – signs over 32 SF in size in the Design Overlay zone require Design Review.
- Title 11 Tree Code – Exemptions for tree density and preservation of this Title only apply to private trees on properties zoned IH, on sites with more than 85% building coverage, and sites less than 5,000 SF in area.

- **33.510.250.B – Additional Standards in Pearl Subdistrict** – This standard requires a minimum open width of 25% along the NW Naito frontage as well as marked public access to the river; also required is a maximum building length of 200' in any direction.

**CENTENNIAL MILLS
Project Data**

PARCEL 1

PARCEL 2

PARCEL 3

SUMMARY

LEVEL	PARCEL 1									PARCEL 2									PARCEL 3									SUMMARY					
	Parking	Parking Stalls	Retail	Amenity	Residential common	Residential rentable	Total Gross	units	Ave unit size	Parking	Parking Stalls	Retail	Amenity	Residential common	Residential rentable	Total Gross	units	Ave unit size	Parking	Parking Stalls	Retail	Amenity	Residential common	Residential Rentable	Total Gross	units	Ave unit size	Parcel 1	Parcel 2	Parcel 3	Total FAR	Total Units	Total Parking
P1	33,176	94				33,176				35,380	100				35,380			19,661	50					19,661			33,176	35,380	19,661	88,217	0	244	
1	1,200		1,500	1,000	9,015	6,385	19,100	8	798	1,200		1,500	1,000	10,800	9,800	23,300	12	817			1,100		6,100	4,000	30,861	5	800	19,100	23,300	30,861	73,261	25	
2					2,392	16,008	18,400	23	696					2,925	19,575	22,500	29	675					1,500	9,700	11,200	13	746	18,400	22,500	11,200	52,100	65	
3					2,392	16,008	18,400	23	696					2,925	19,575	22,500	29	675					1,500	9,700	11,200	13	746	18,400	22,500	11,200	52,100	65	
4					2,392	16,008	18,400	23	696					2,925	19,575	22,500	29	675					1,500	9,700	11,200	13	746	18,400	22,500	11,200	52,100	65	
5				1,043	2,392	13,965	17,400	21	665				900	2,600	16,500	20,000	25	660				1,000	1,500	8,700	11,200	11	791	17,400	20,000	11,200	48,600	57	
	34,376	94	1,500	2,043	18,583	68,374	124,876	98	698	36,580	100	1,500	1,900	22,175	85,025	146,180	124	686	19,661	50	1,100	1,000	12,100	41,800	95,322	55	760	124,876	146,180	95,322	366,378	277	244

parking ratio 0.96

parking ratio 0.81

parking ratio 0.91

MAX FAR 967,030 parking ratio 0.88
MAX height 250

Parcel 1 Unit Count	Program	Mix
STUDIO	34	480 35%
1BR	43	680 44%
2BR	21	1050 21%
Total	98	100%

Parcel 2 Unit Count	Program	Mix
STUDIO	52	480 42%
1BR	46	680 37%
2BR	26	1050 21%
Total	124	100%

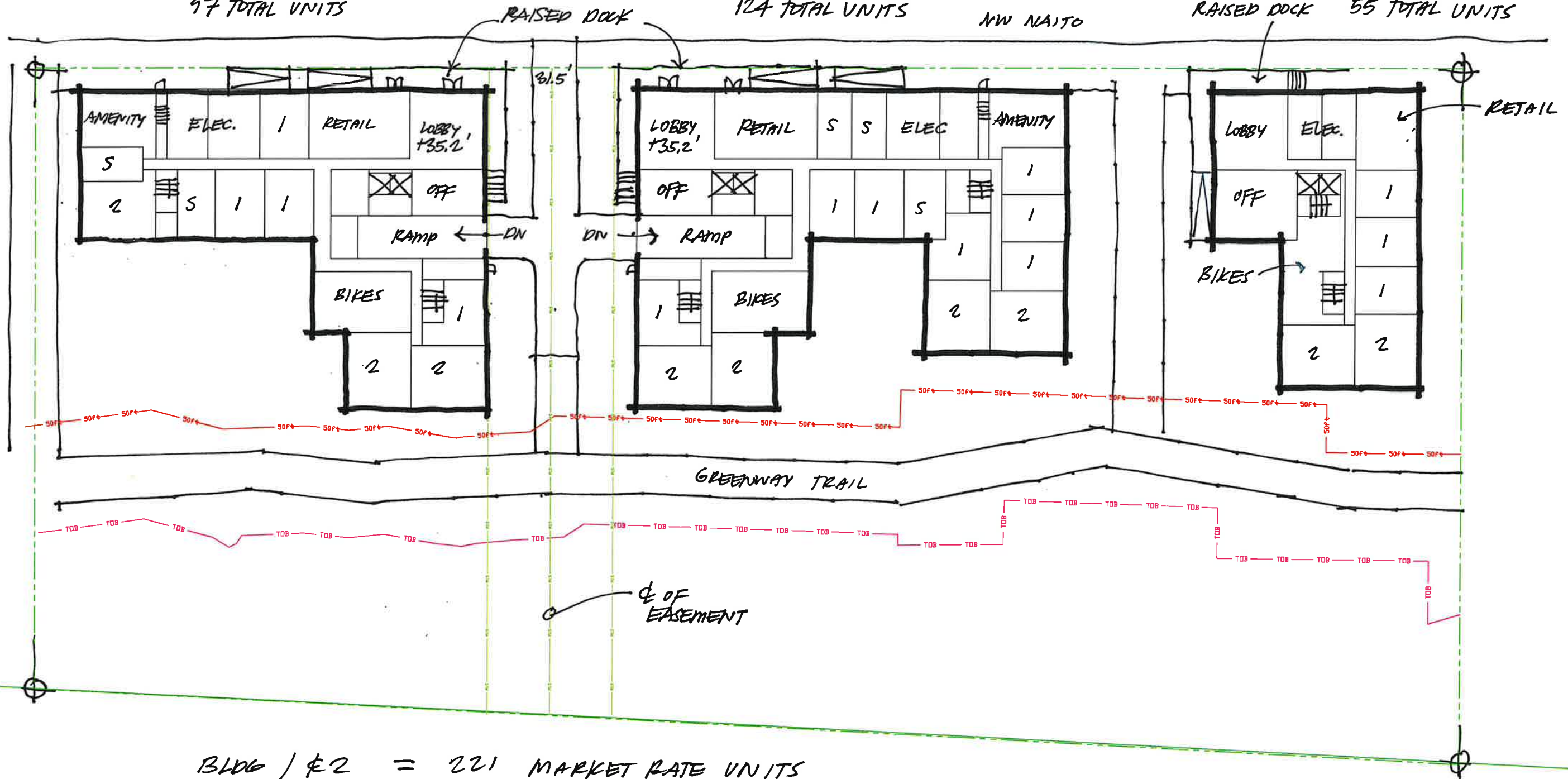
Parcel 3 Unit Count	Program	Mix
STUDIO	20	480 36%
1BR	15	680 27%
2BR	20	1050 36%
Total	55	100%

Total Unit Count	Program	Mix
STUDIO	106	480 38%
1BR	104	680 38%
2BR	67	1050 24%
Total	277	100%

BUILDING 1
 ± 8 UNITS LEVEL 1
 97 TOTAL UNITS

BUILDING 2
 ± 12 UNITS LEVEL 1
 124 TOTAL UNITS

BUILDING 3
 ± 5 UNITS LEVEL 1
 55 TOTAL UNITS



BLDG 1 @ 2 = 221 MARKET RATE UNITS
 BLDG. 3 = 55 UNITS (28 AFFORDABLE
 27 MARKET RATE)
 276 TOTAL UNITS

CMILLS STUDY - 0705-23
 GROUND FLOOR

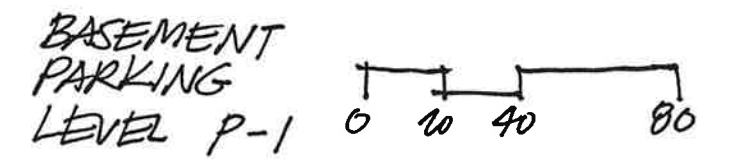
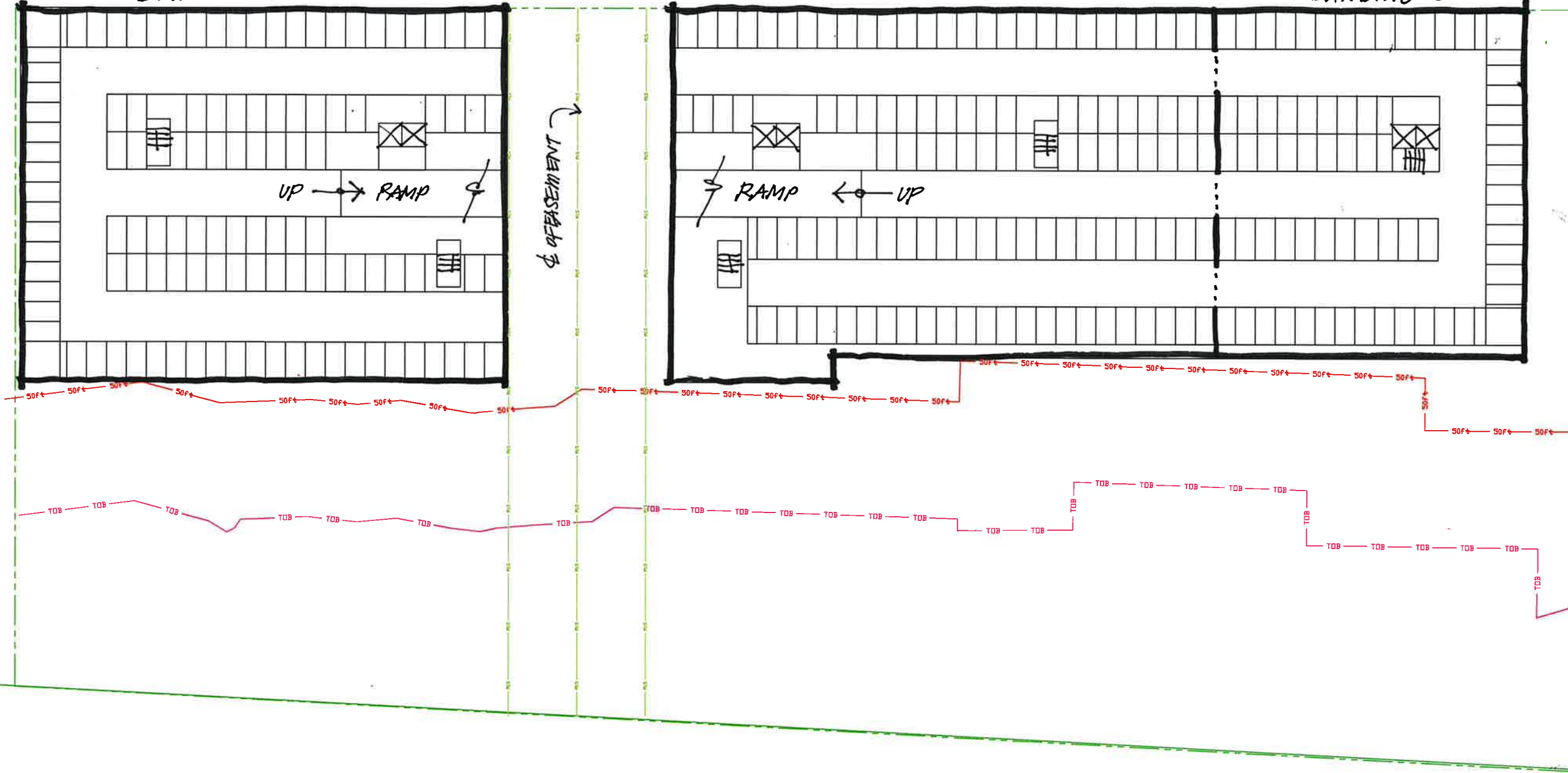


± 244 TOTAL STALLS (1.88 RATIO)

PARKING ± 94 STALLS
BUILDING 1

PARKING ± 150 STALLS
BUILDING 2

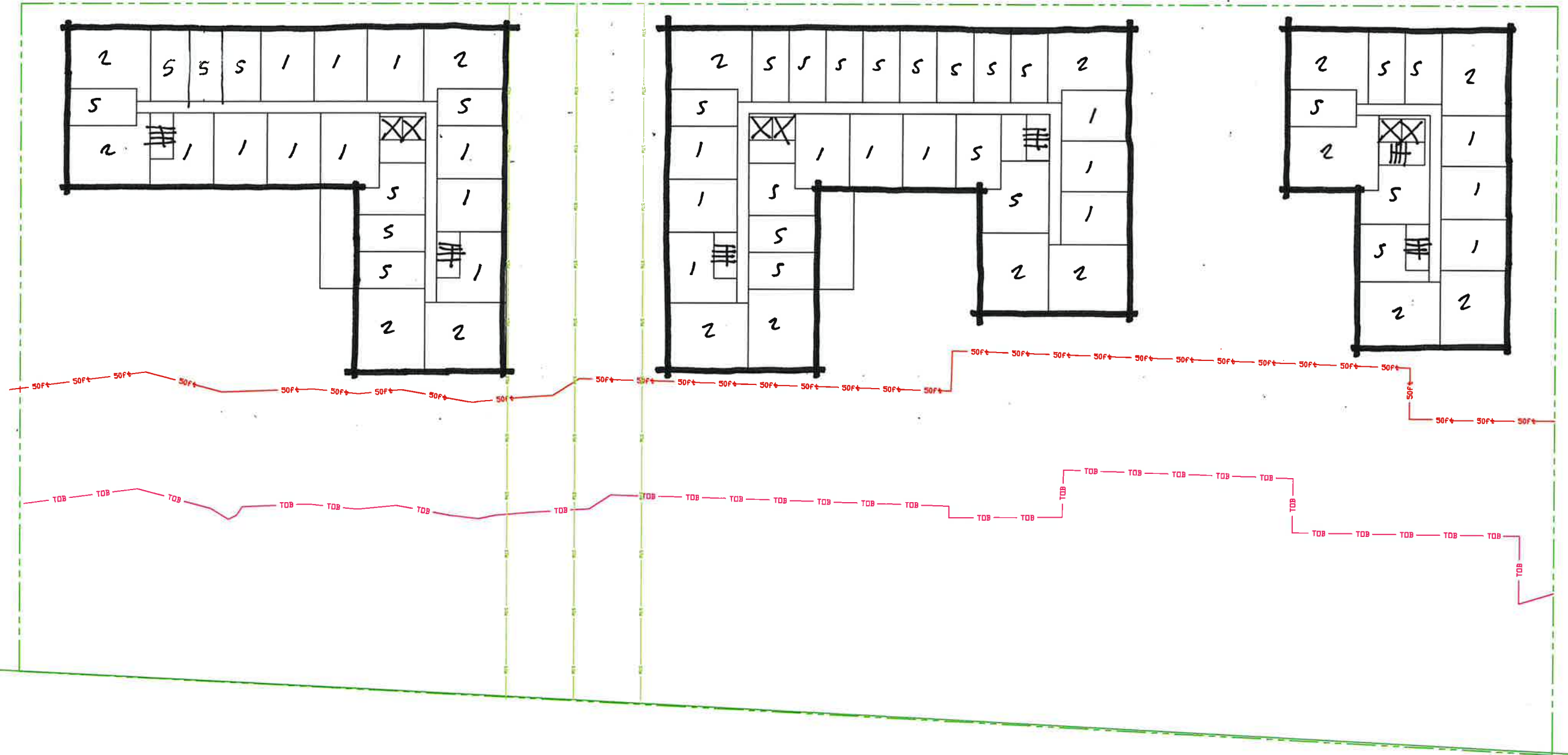
BUILDING 3



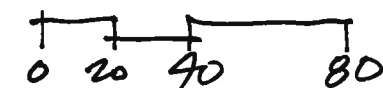
BUILDING 1
23 UNITS

BUILDING 2
29 UNITS

BUILDING 3
13 UNITS



LEVEL 2-4



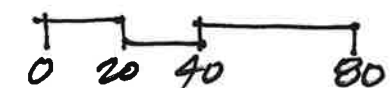
BUILDING 1
20 UNITS

BUILDING 2
25 UNITS

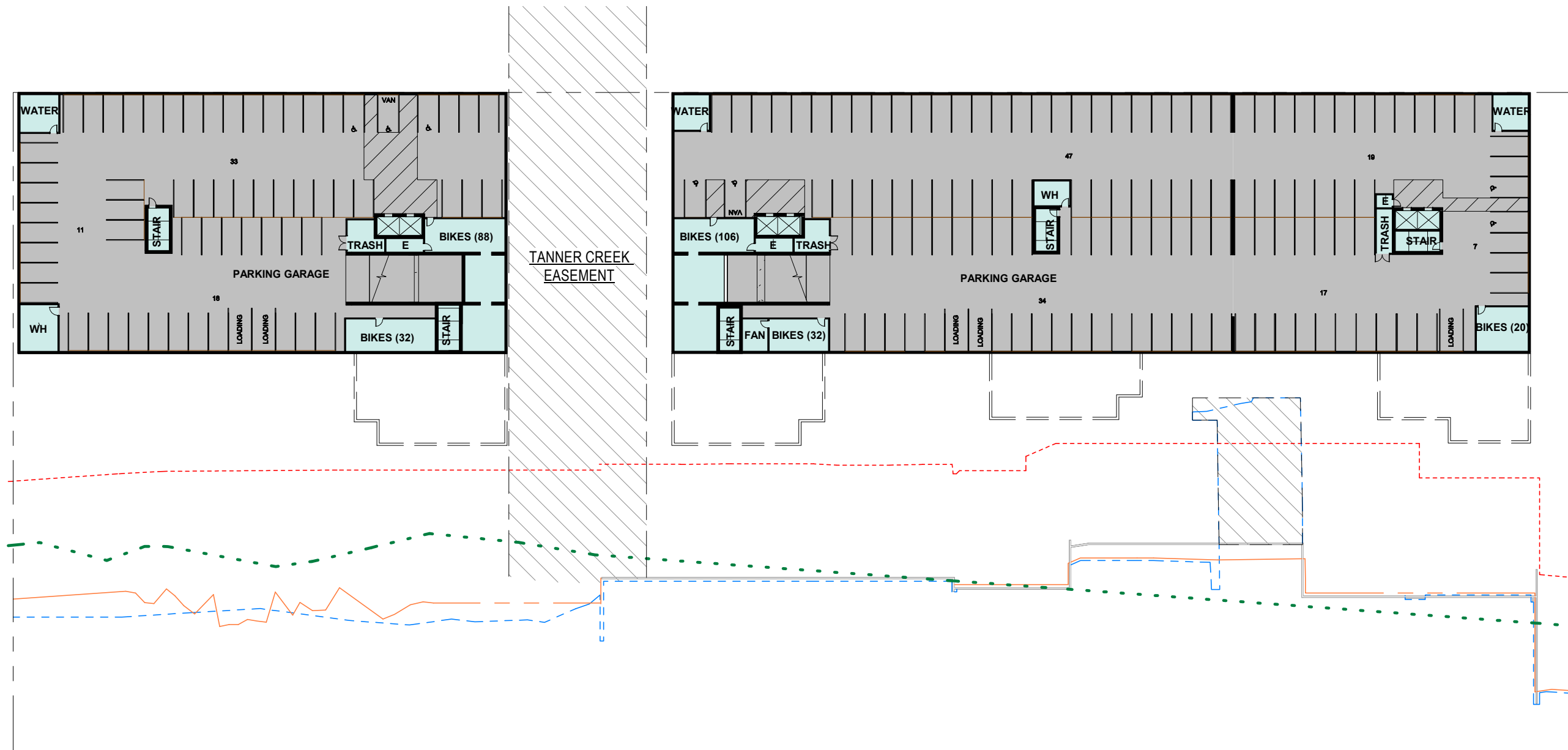
BUILDING 3
11 UNITS



LEVEL 5







NW NAITO PKWY



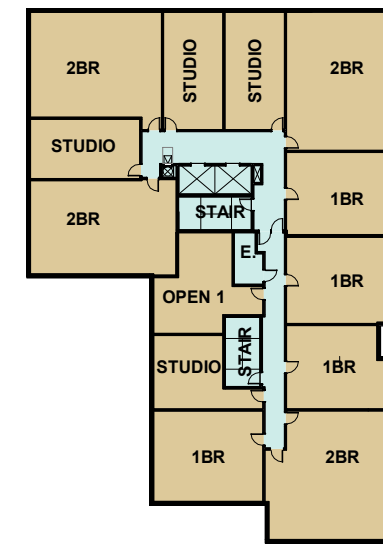
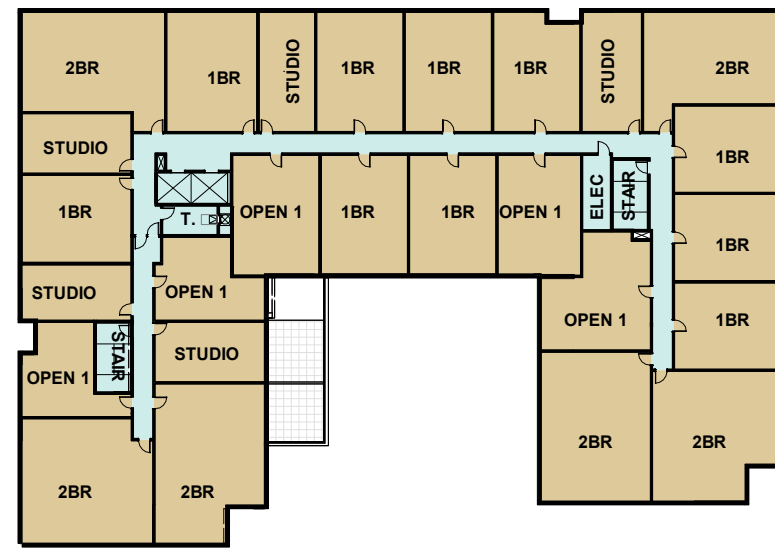
CENTENNIAL MILLS | EA 23-069476 DA

23 AUGUST 2023 UPDATED PLANS



GROUND FLOOR PLAN C11

EA 23-069476 DA, Exhibit A.3



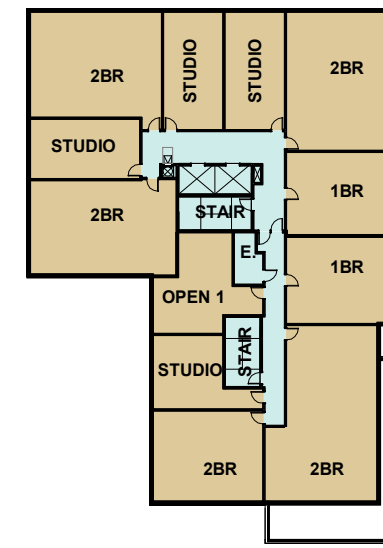
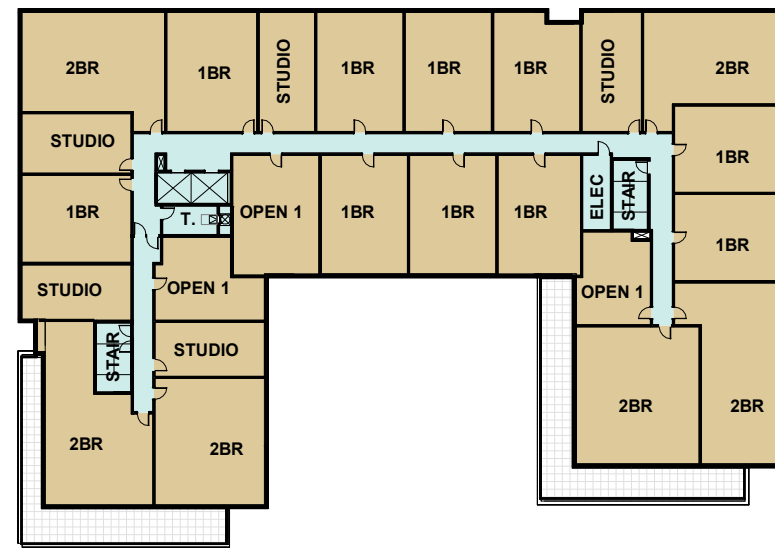




TABLE OF CONTENTS

C1	URBAN CONTEXT
C2	TABLE OF CONTENTS
C3	HISTORICAL PHOTOS
C4	SITE PHOTOS

C8	LANDSCAPE SITE PLAN
C9	SITE PLAN
C10	BASEMENT PLAN
C11	GROUND FLOOR PLAN
C12	LEVELS 2-4 PLAN

C14	LEVEL 5 PLAN
C15	ROOF PLAN







FLOUR MILL VIEWED FROM THE FIELDS PARK



CORNER OF 9TH AVENUE AND NAITO PARKWAY



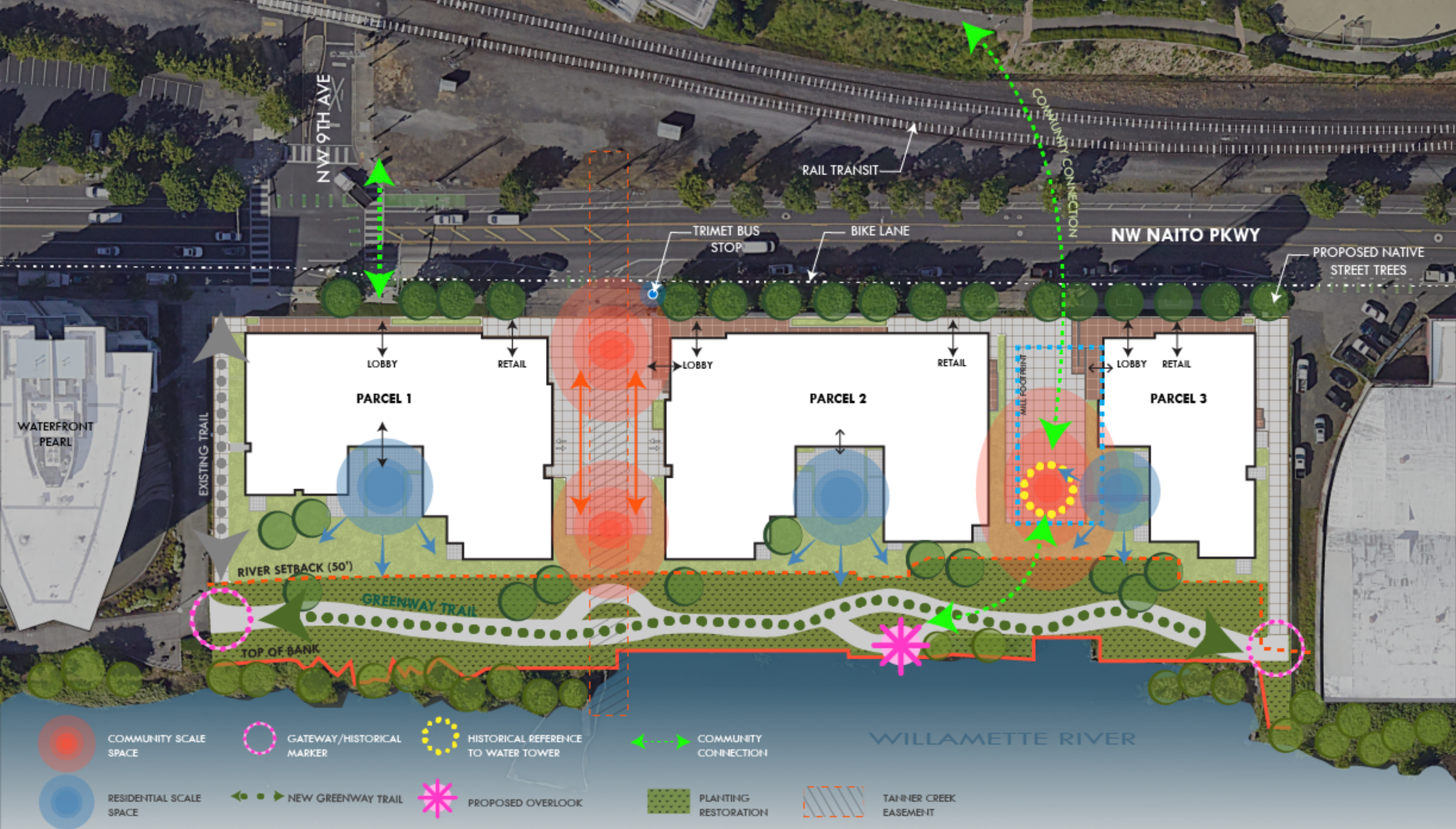
GREENWAY LOOKING WEST



CANOPY



NAITO PARKWAY LOOKING EAST



NW 9TH AVENUE

NW NAITO PARKWAY

WATERFRONT PEARL

PARCEL 1

TANNER CREEK WOONERF

PARCEL 2

PLAZA

PARCEL 3

MILL FOOTPRINT

RIVER SETBACK

RECREATIONAL TRAIL

TOP OF BANK

ORDINARY HIGH WATER

GREENWAY TRAIL

PIPE

WILLAMETTE RIVER

SERA

CENTENNIAL MILLS | EA 23-069476 DA

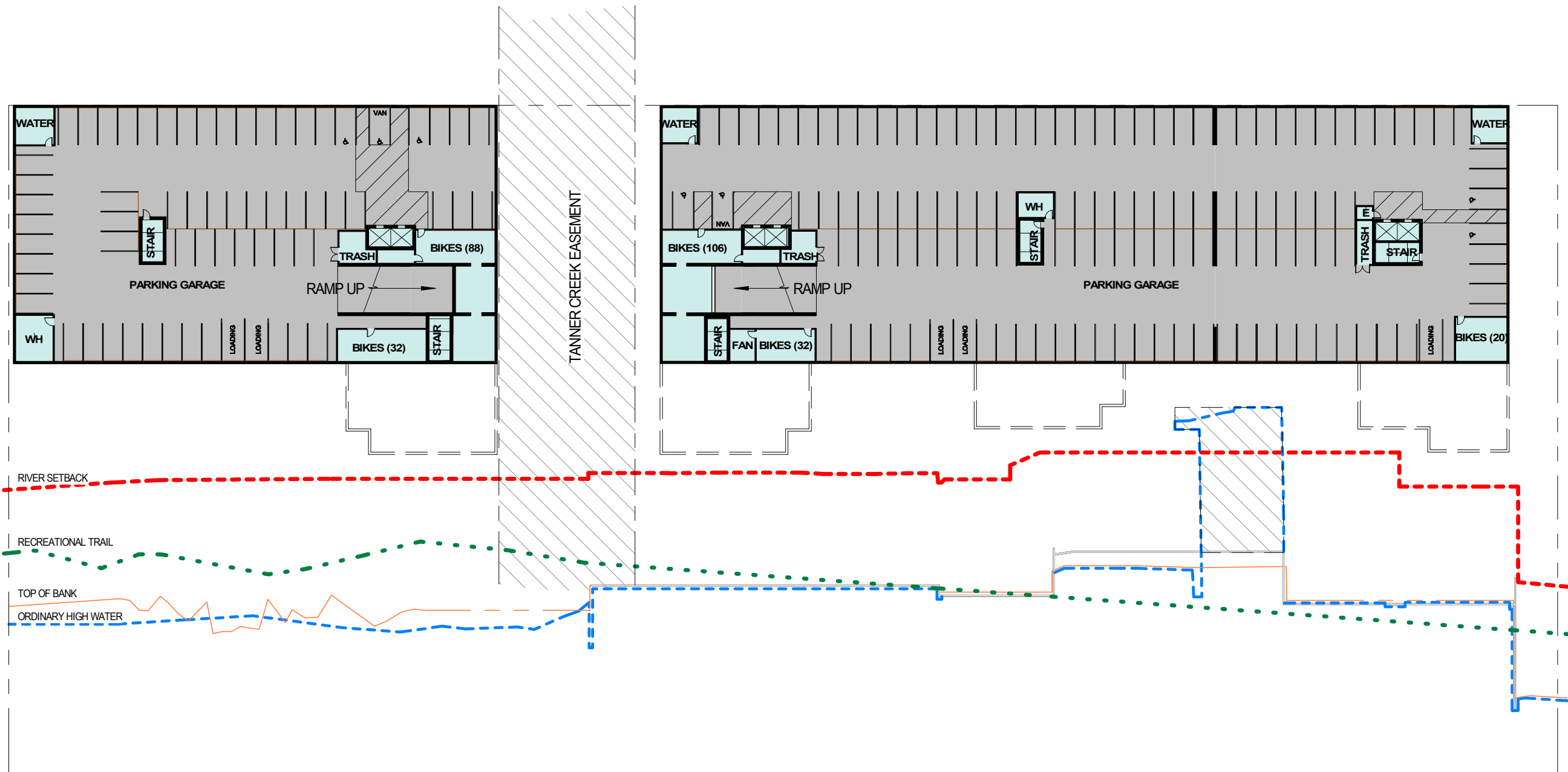
24 AUGUST 2023 DRAFT



0' 10' 25' 50' 75'

SITE PLAN C9

EA 23-069476 DA, Exhibit A.4

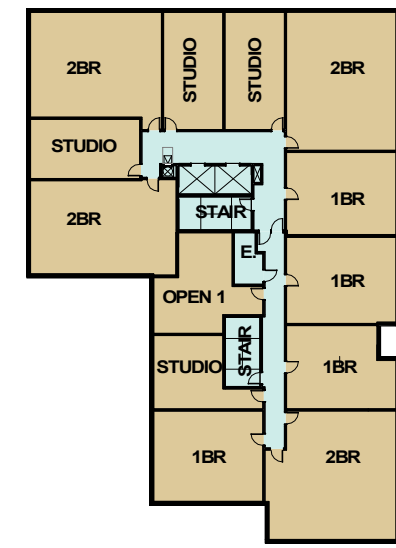
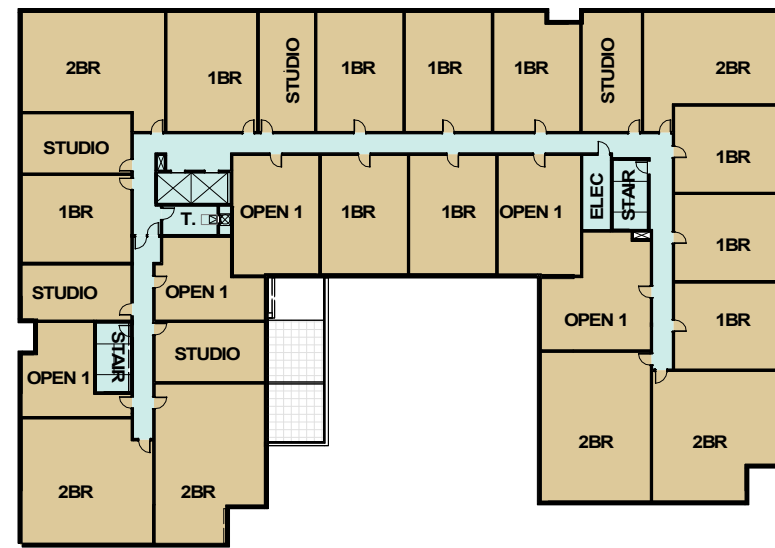


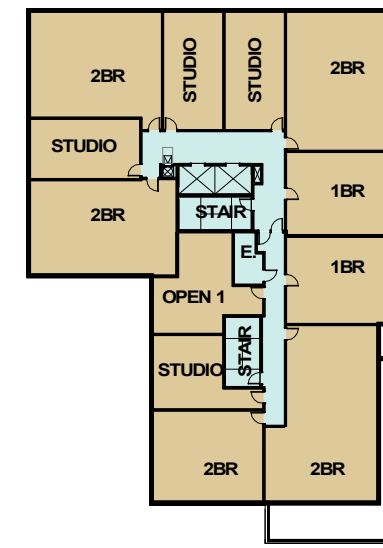
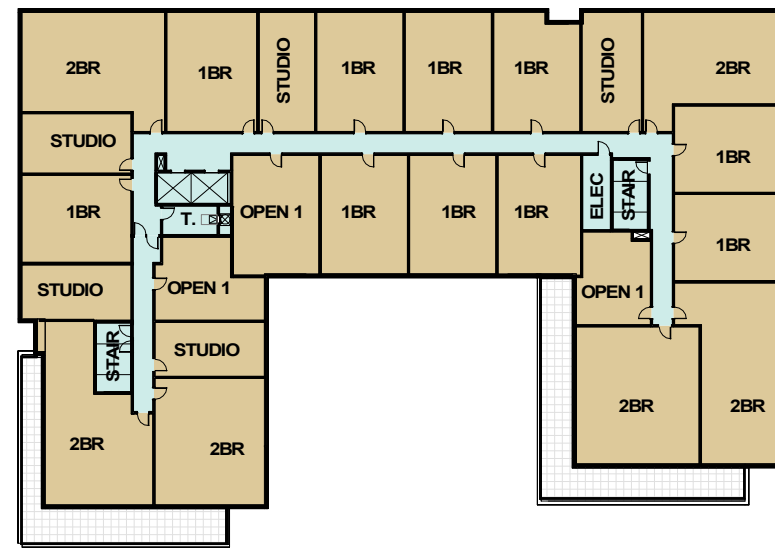
NW 9TH AVENUE

NW NAITO PARKWAY

TANNER CREEK WOONERF







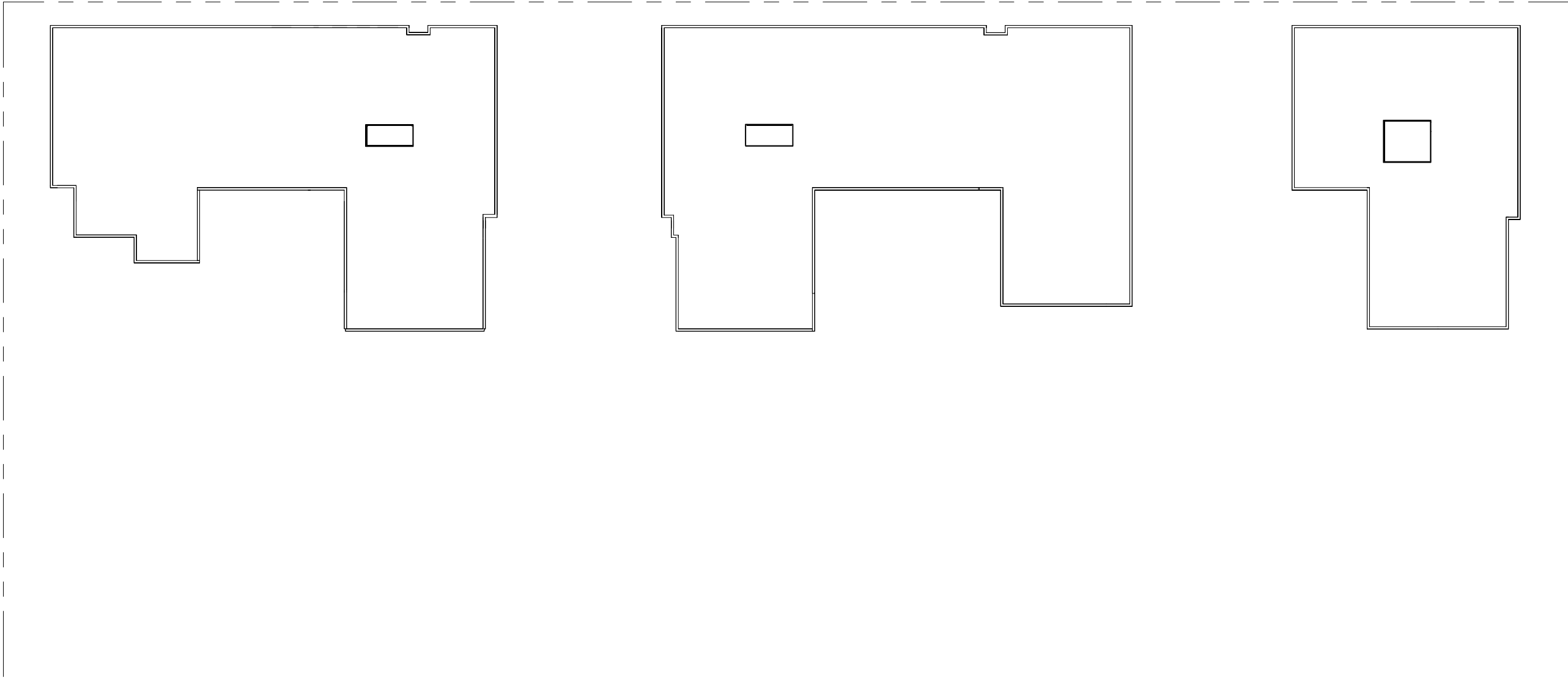


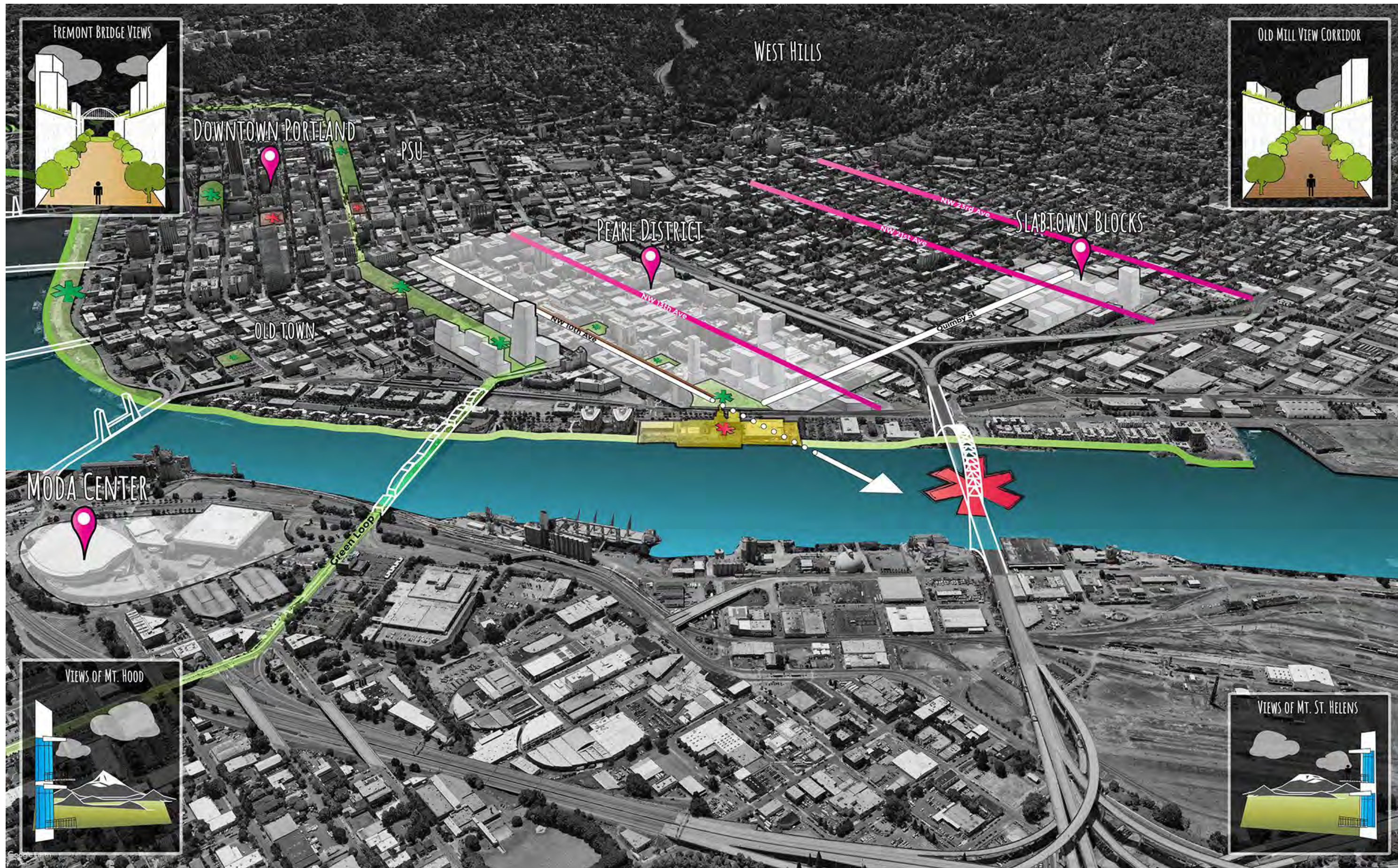


TABLE OF CONTENTS

C1	COVER
C2	TABLE OF CONTENTS
C3	CONTEXT MAP
C4	URBAN CONTEXT
C5	VIEW FROM NORTH
C6	OVERHEAD VIEW
C7	VIEW FROM NE
C8	SITE PHOTOS
C9	HISTORY
C10	HISTORY
C11	HISTORY
C12	FRAMEWORK PLAN
C13	FRAMEWORK PLAN
C14	FRAMEWORK PLAN
C15	FRAMEWORK PLAN
C16	FRAMEWORK PLAN
C17	FRAMEWORK PLAN
C18	FRAMEWORK PLAN
C19	FRAMEWORK PLAN
C20	FRAMEWORK PLAN
C21	SITE CONSTRAINTS
C22	TOP OF BANK EXHIBIT
C23	URBAN CONTEXT
C24	LANDSCAPE DIAGRAM
C25	LANDSCAPE SITE PLAN
C26	LANDSCAPE PRECEDENT
C27	SITE PLAN
C28	BASEMENT PLAN
C29	GROUND FLOOR PLAN
C30	LEVELS 2-4 FLOOR PLAN
C32	LEVEL 5 FLOOR PLAN
C34	NAITO PARKWAY ELEVATION
C35	WILLAMETTE RIVER ELEVATION
C36	SITE SECTION AT PLAZA
C37	SITE SECTION AT WOONERF
C38	VIEW FROM NW
C39	VIEW FROM SE
C40	PARCEL 1 - AT NAITO
C41	PARCEL 1 - AT NAITO & WOONERF
C42	PARCEL 2 - AT NAITO & WOONERF
C43	PARCEL 2 & 3 - FROM NAITO
C44	PARCEL 2 & 3 - FROM RIVER
C45	GREENWAY TRAIL LOOKING NW

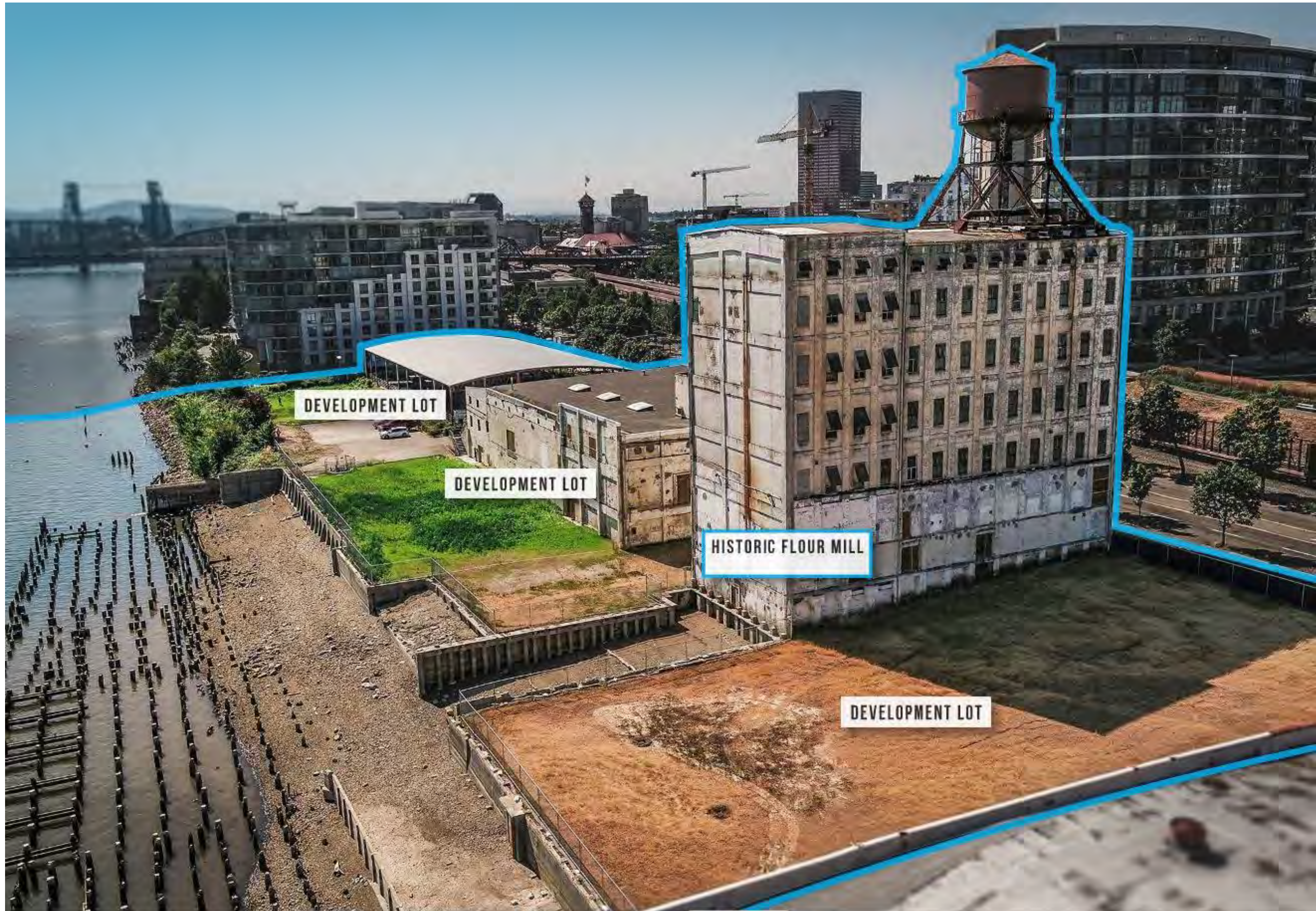














FLOUR MILL VIEWED FROM THE FIELDS PARK



CORNER OF 9TH AVENUE AND NAITO PARKWAY



GREENWAY LOOKING WEST



EXISTING CANOPY



NAITO PARKWAY LOOKING EAST

For eighty years, Crown Mills, known as Centennial Mills after 1949, was one of the largest producers of flour and milled grain in the Pacific Northwest. The original mill was built in 1910 on a site adjacent to the Willamette River in Portland, facing what is now Northwest Naito Parkway at the foot of Pettygrove Street.

San Francisco-based engineer Leland S. Rosener was responsible for the original design of the mill, which cost \$250,000 to construct. The six-story concrete flour mill and the stacked timber crib Elevator A were completed in early 1911, and the first flour shipped out in June of that year.

Together with other large mills in Portland, Crown was a major factor in the arrival of what was known as the Wheat Fleet—ocean-going vessels, mostly sail powered.

Grain was Oregon's chief export in the early twentieth century, with more than a hundred grain ships arriving in the months after harvest. The Wheat Fleet shipped both grain and processed flour to England, South America, Japan, and other Asian ports.

The Portland Development Commission purchased the Centennial Mills property in 2000, and Warehouse E was remodeled and repurposed for the Portland Mounted Police. After a lengthy public process, most of the remaining buildings, in very poor condition and beyond repair, were razed in 2015-2016.

Source: Prosper Portland







Providing Open Space...



As a four-acre, riverfront site that lies at the intersection of the River District parks and the Willamette Greenway, Centennial Mills provides the prospect for building upon **Portland's waterfront / greenway open space system** and for complementing the strong series of signature parks and open spaces that define the Central City.

Capturing History...



Because of its waterfront location and the fact that many of its structures, including its wharf, are largely intact, Centennial Mills offers a unique opportunity to creatively **re-use significant and iconic pieces of Portland's industrial and maritime history**. It also affords the chance to once again activate the river's edge with water-related uses.

Defining Community Focal Points...



Centennial Mills offers the potential to blend historic structures and high-quality open spaces with **new uses and cultural amenities**. Given these attributes, and its relationship to the River District and the Willamette, Centennial Mills stands poised to become the type of high-quality urban place that will bolster Portland's identity as one of the most livable cities in the United States.

Embracing Sustainability...



Redevelopment on the site provides a chance to employ the type of innovative development features that have made Portland a national leader in **sustainability, green building, and progressive urban planning**.

Strengthening Connections...



The site lies at the intersection of the Willamette River and the River District, offering the opportunity to develop the site as **a strong link between the two and as an important node along the Willamette Greenway Trail**.

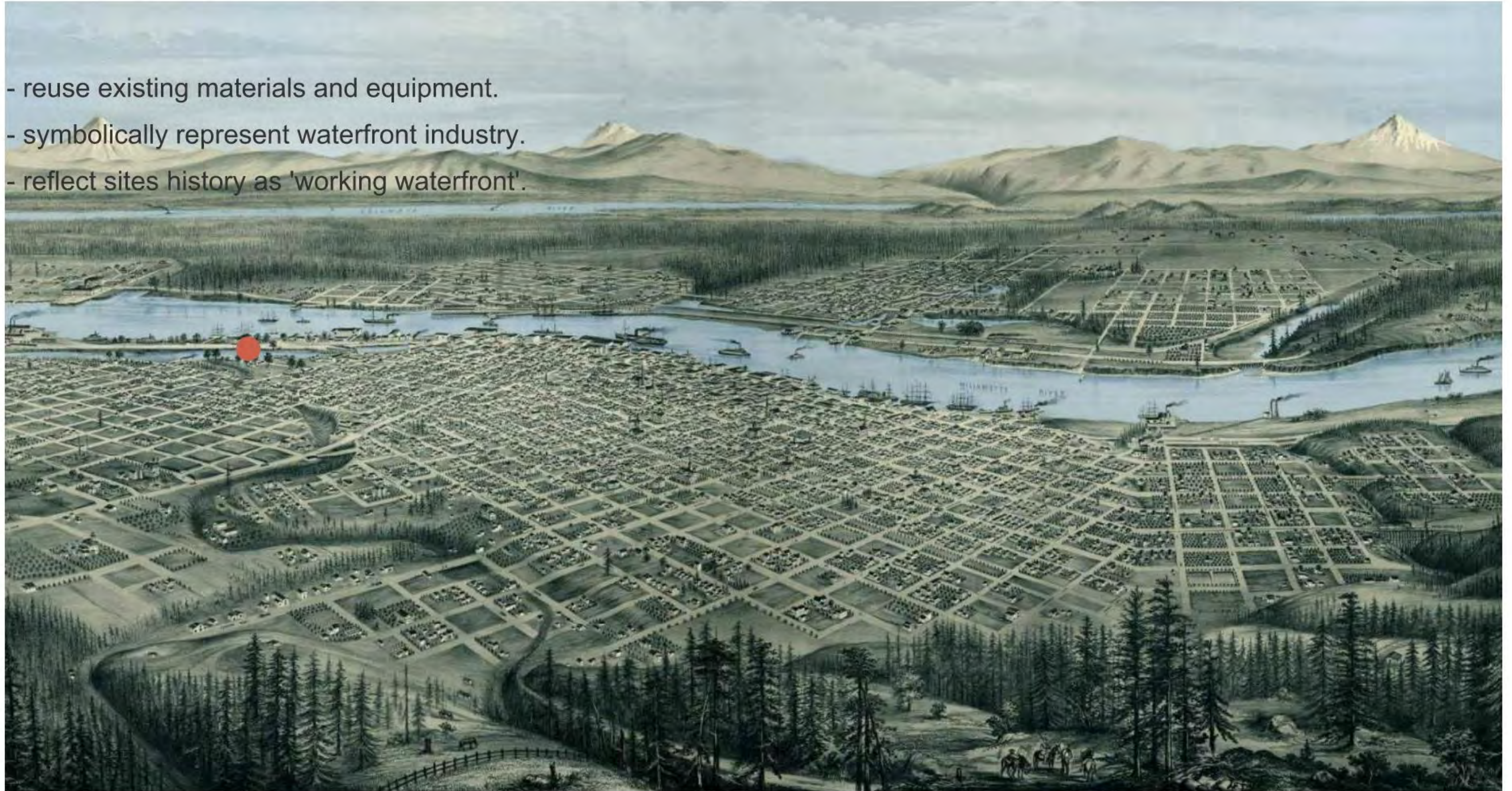
* photo: Portland Ground

PROVIDE OPEN SPACE

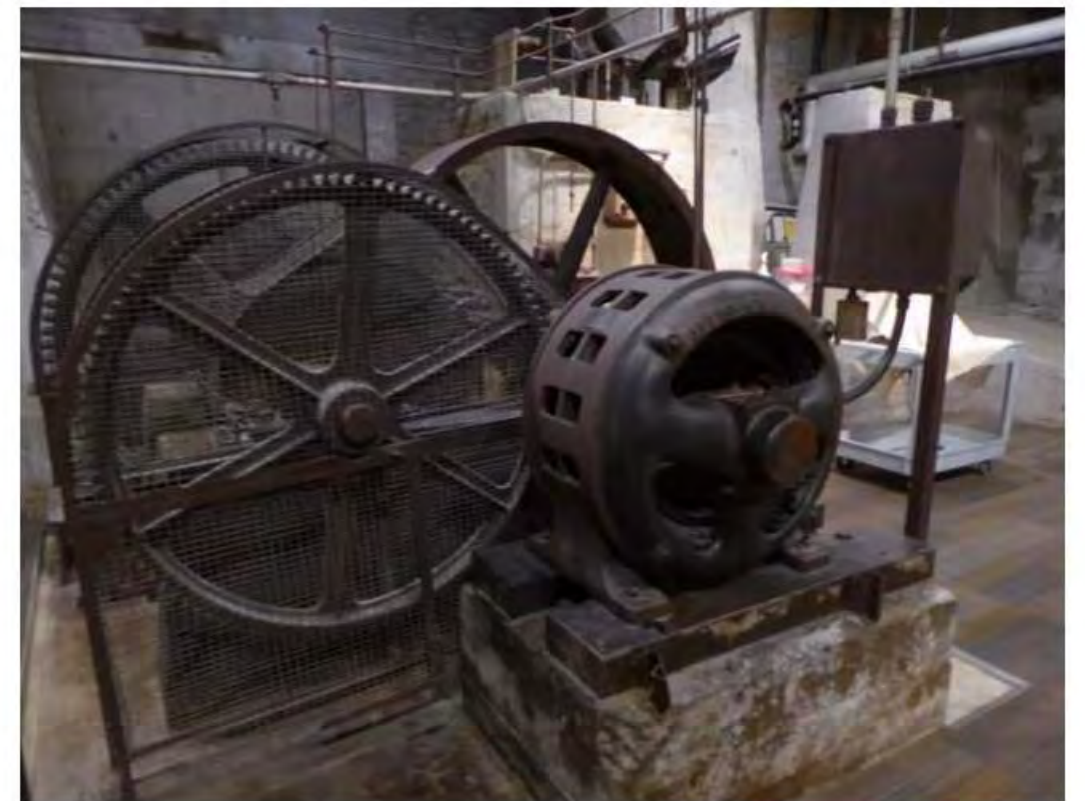


CAPTURE HISTORY

- reuse existing materials and equipment.
- symbolically represent waterfront industry.
- reflect sites history as 'working waterfront'.



CAPTURE HISTORY



COMMUNITY FOCAL POINT

- develop distinctive design and program that reflects the site's riverfront location.
- incorporate a public amenity.
- activate uses along the site's edges.



COMMUNITY FOCAL POINT



STRENGTHEN CONNECTIONS

- create public access to, from and along the river.
- provide strong connections to the river district.
- provide uses to activate the street.
- future connection to fields park.



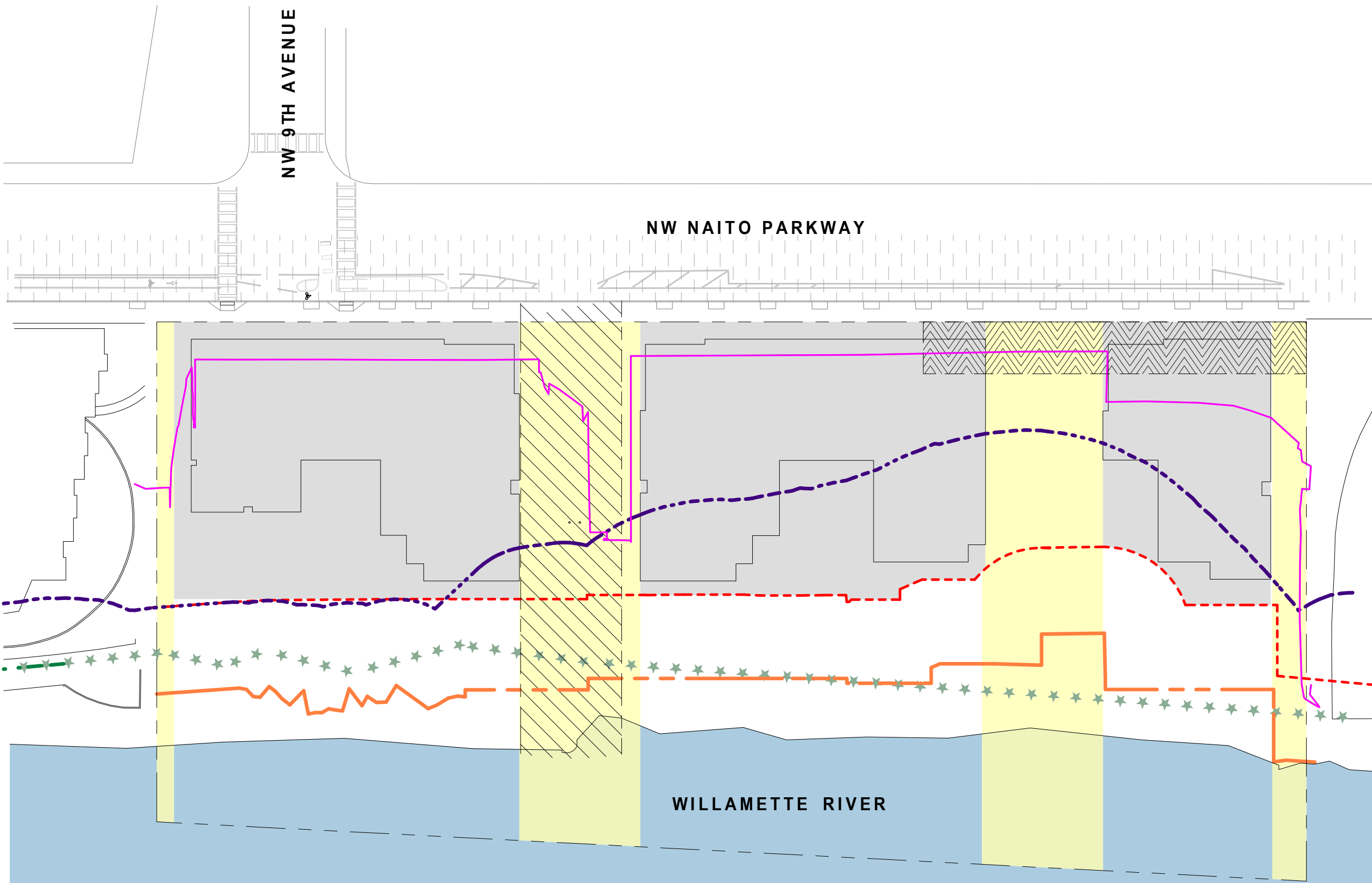
STRENGTHEN CONNECTIONS









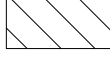
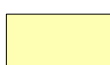




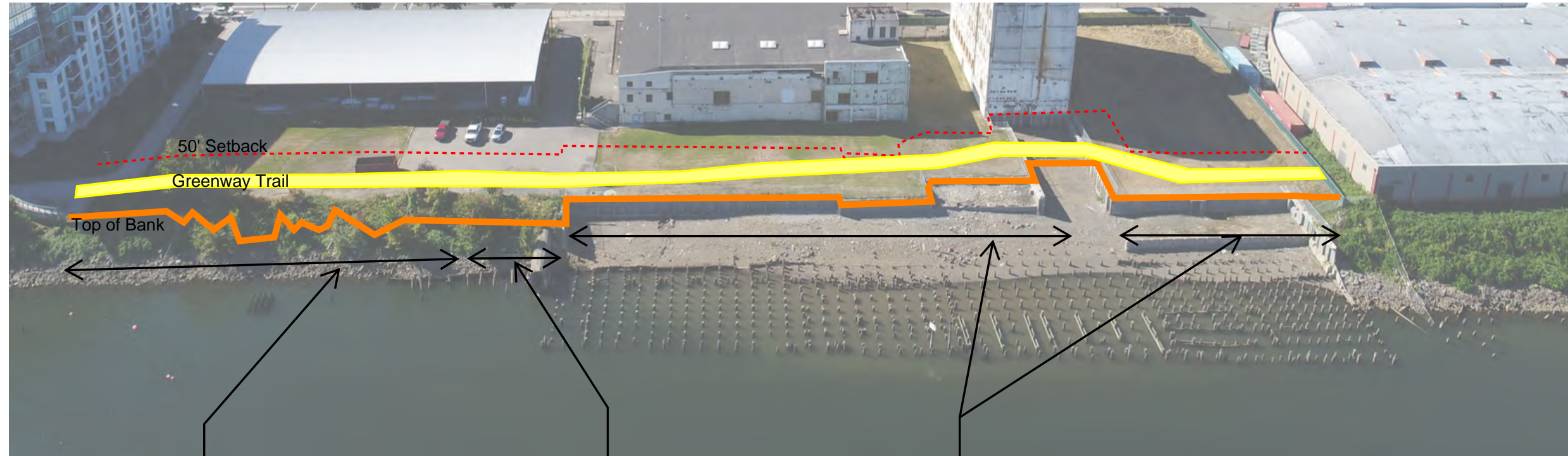
EMBRACE SUSTAINABILITY

- reuse materials creatively.
- employ innovative on-site stormwater.
- integrate and celebrate tanner creek.
- enhance the riverbank for fish and wildlife.





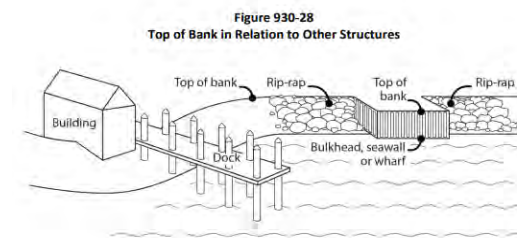
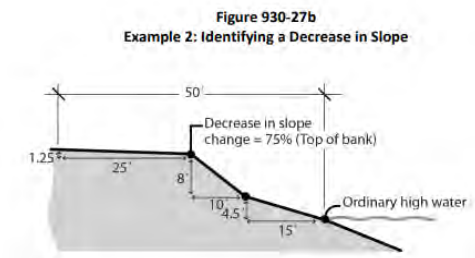
-  100 YEAR FLOOD LINE
-  TOP OF BANK
-  ORDINARY HIGH WATER
-  50' SETBACK FROM TOP OF BANK
-  RIVER ENVIRONMENTAL 'e' LINE
-  PROPERTY LINE
-  GREENWAY TRAIL LINE
-  TANNER CREEK OUTFALL, NO BUILD EASEMENT
-  VIEW CORRIDOR, NO BUILD 25% OF WIDTH OF SITE ALONG NAITO
-  BUILDABLE AREA MAX BUILDING LENGTH = 200'
-  RESTRICTED VEHICULAR ACCESS
-  FUTURE BRIDGE CONNECTION ZONE



Top of Bank from Zoning Map 475-2, Central Reach Top of Bank

Top of Bank measured by decrease in slope per 33.930.150.B

Top of Bank measured by relationship to other structures 33.930.150.C.2











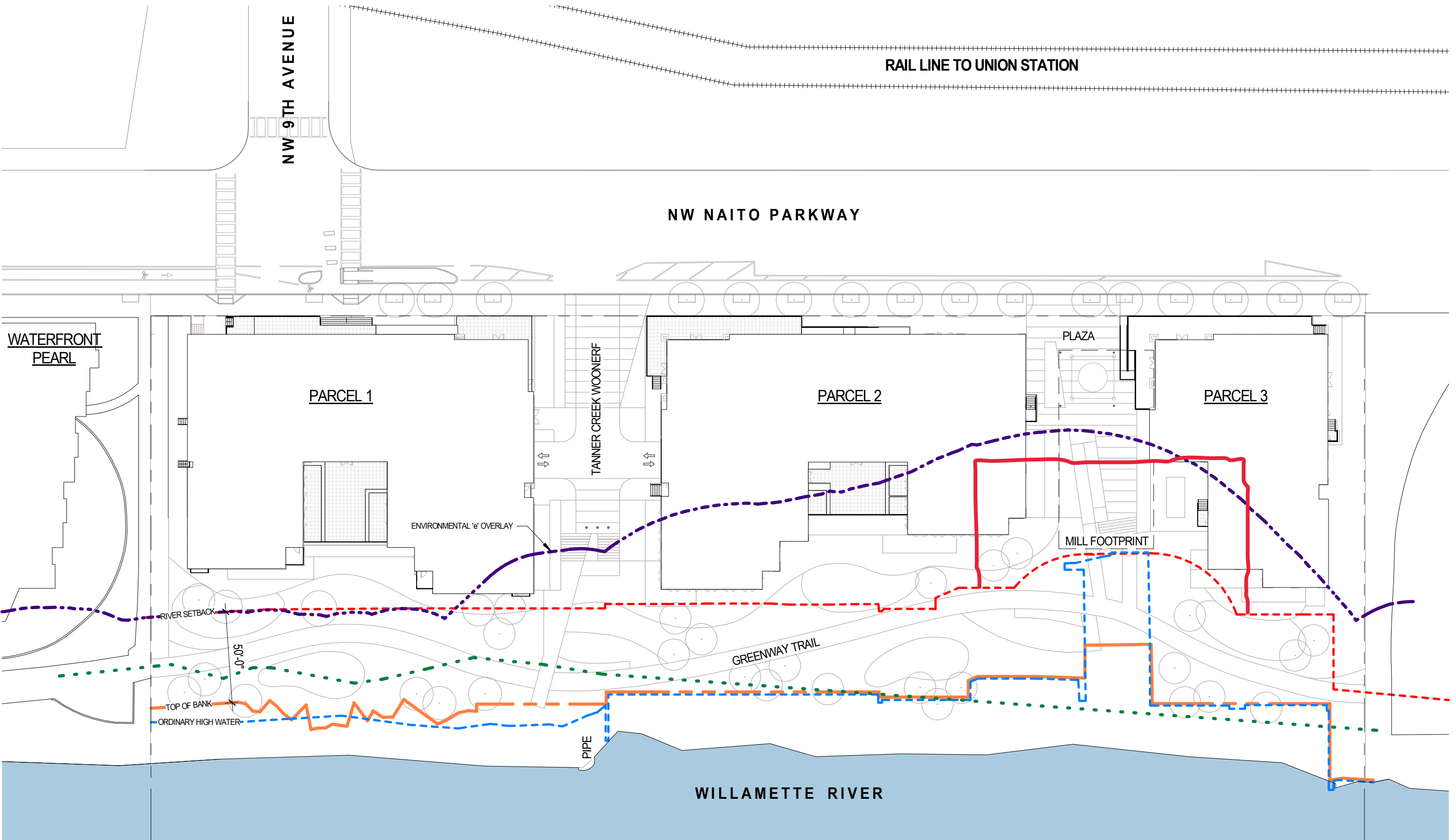
DEFINING FOCAL POINTS

CAPTURING HISTORY

PROVIDING OPEN SPACE

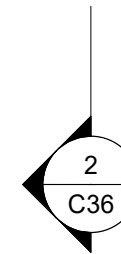
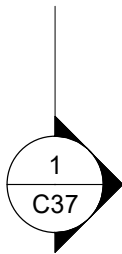
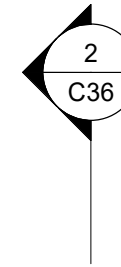
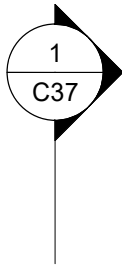
EMBRACING SUSTAINABILITY

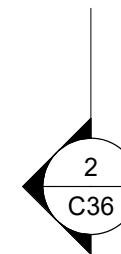
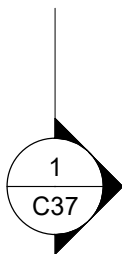
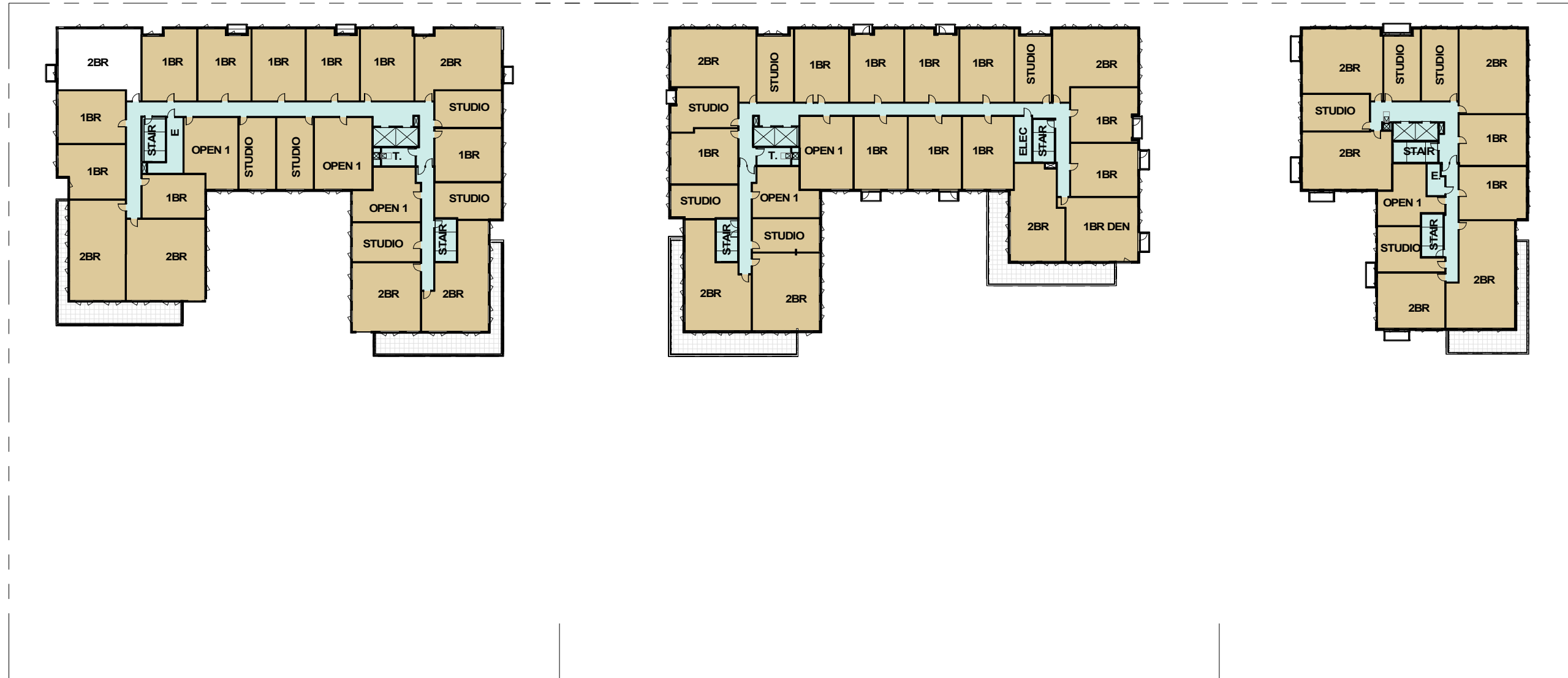
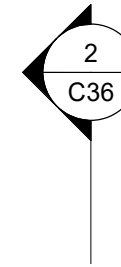
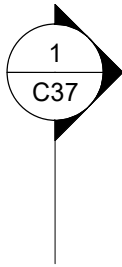
STRENGTHENING CONNECTIONS

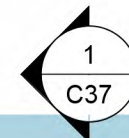
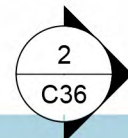












PARCEL 3

PARCEL 2

PARCEL 1



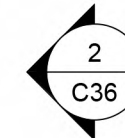
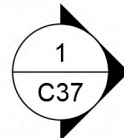
CENTENNIAL MILLS | EA 23-069476 DA

8 SEPTEMBER 2023



NAITO PARKWAY ELEVATION C34

EA 23-069476 DA, Exhibit A.5













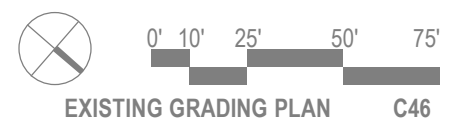
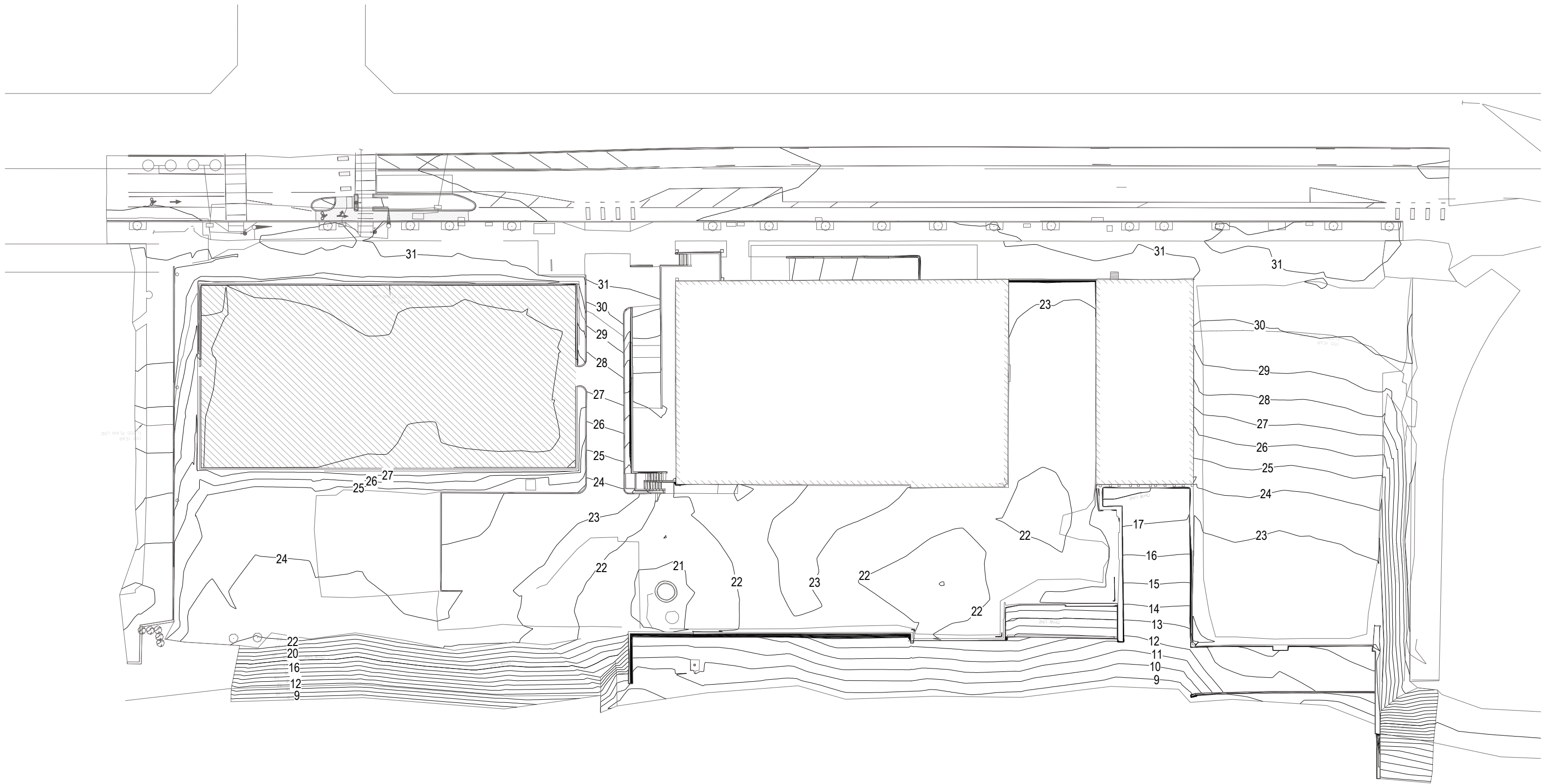




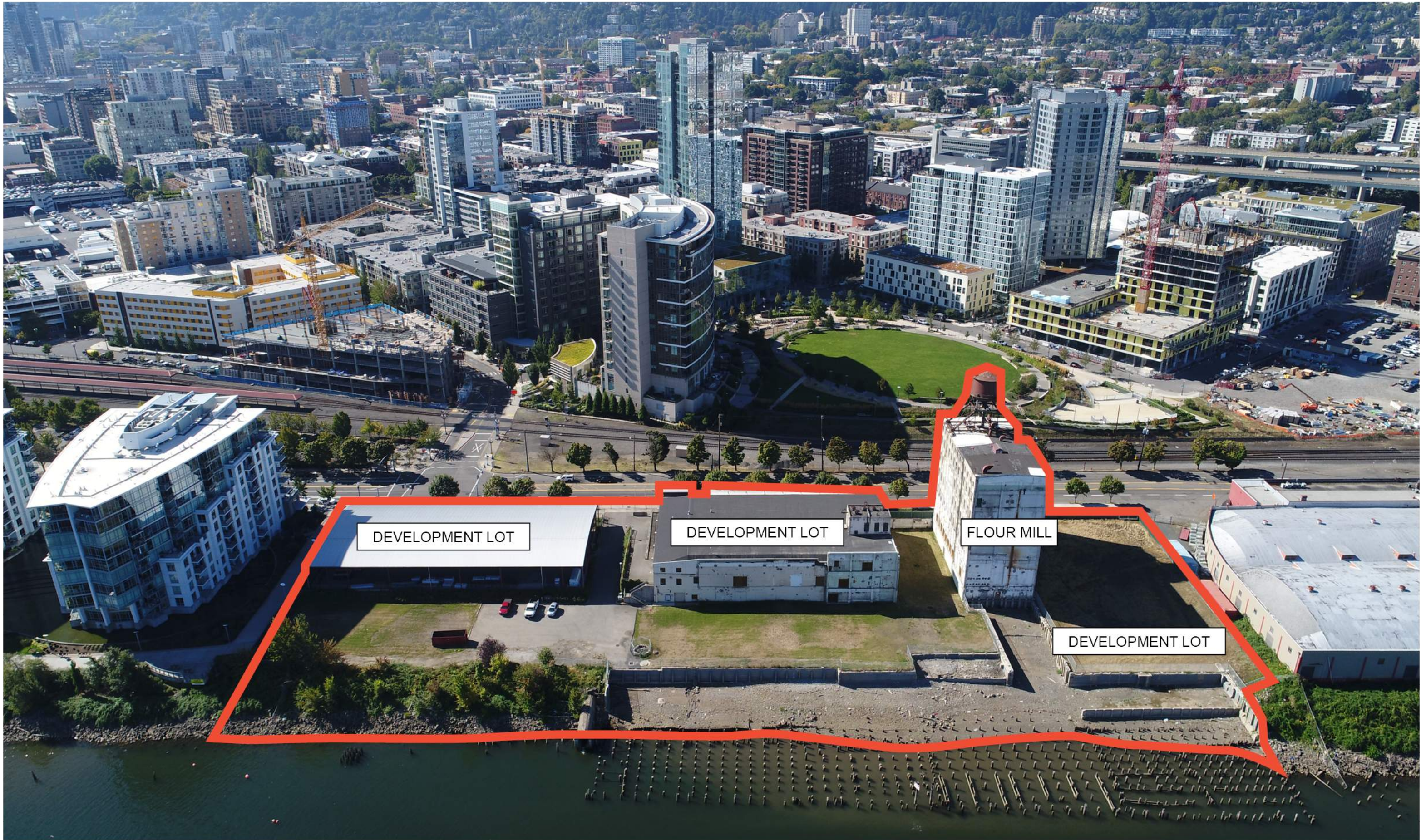


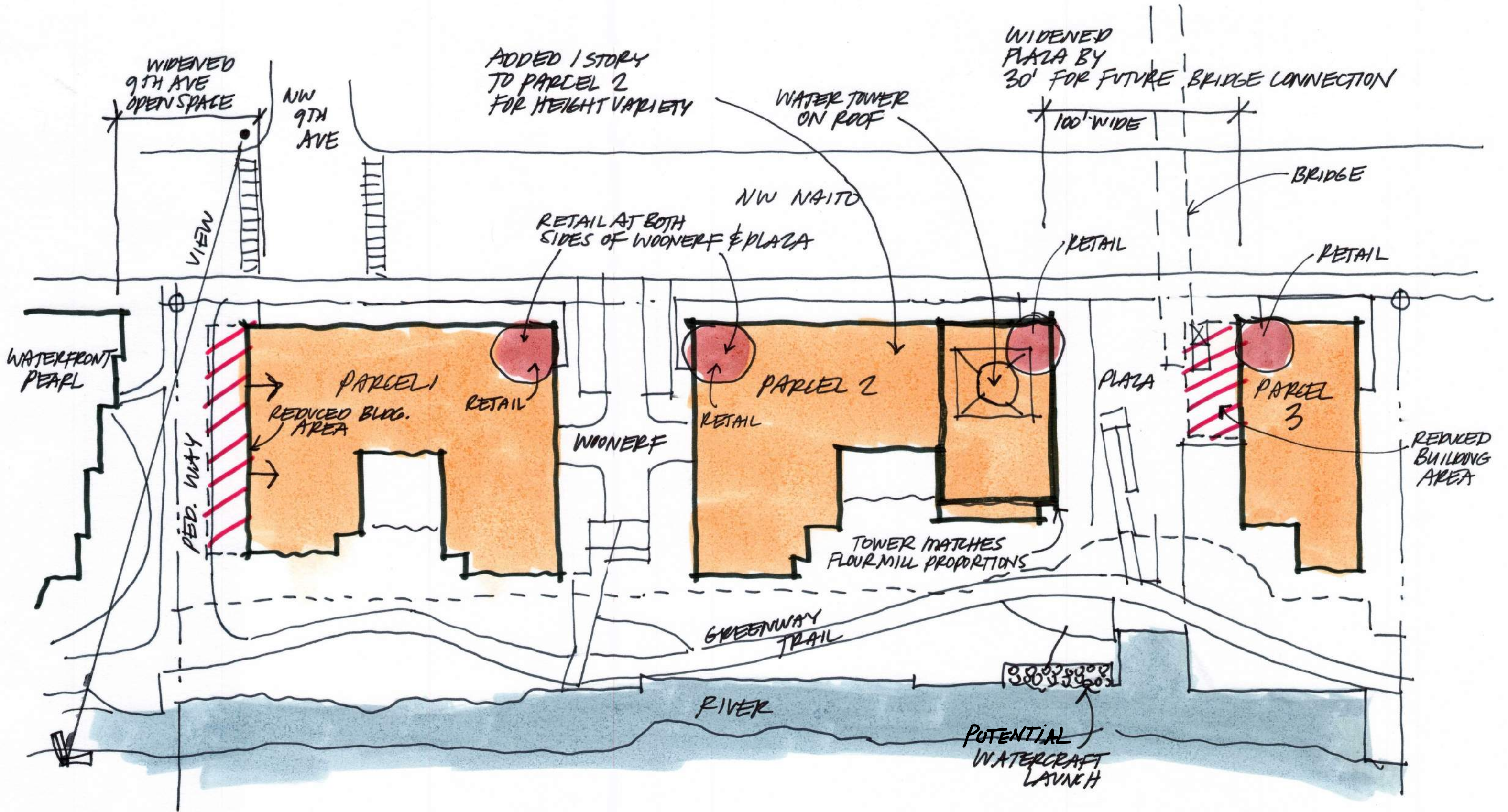




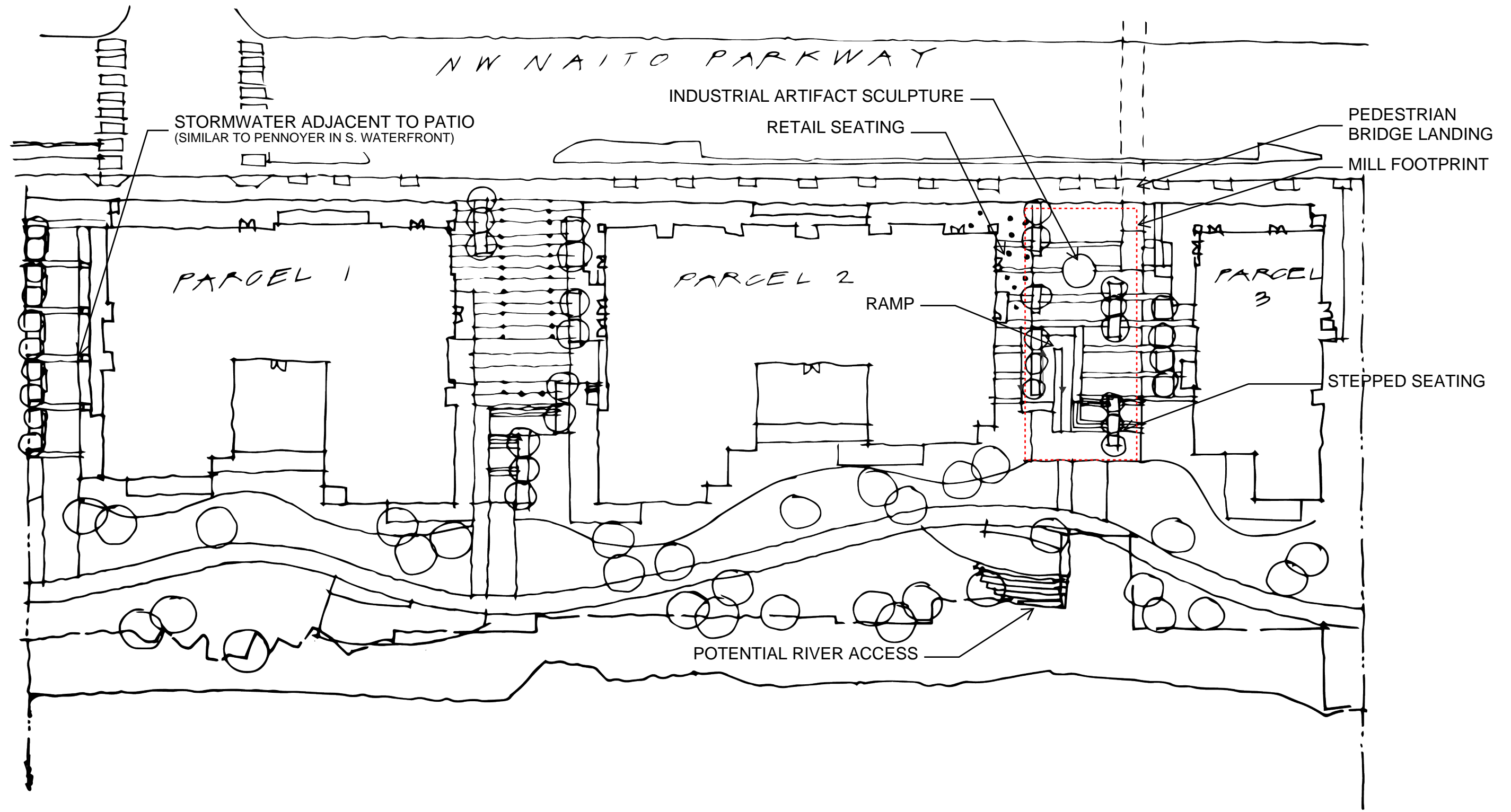


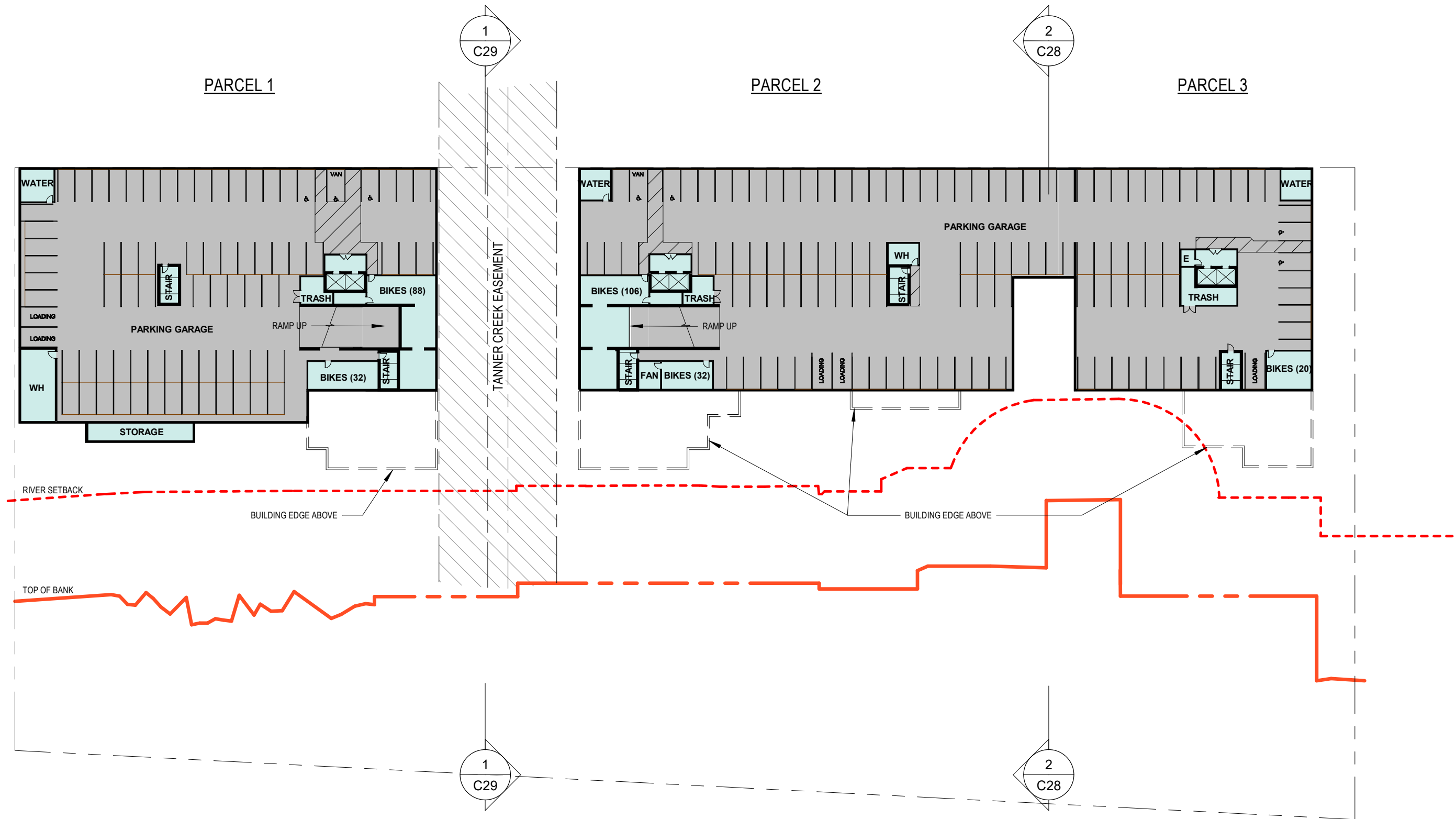












PARCEL 1

PARCEL 2

PARCEL 3

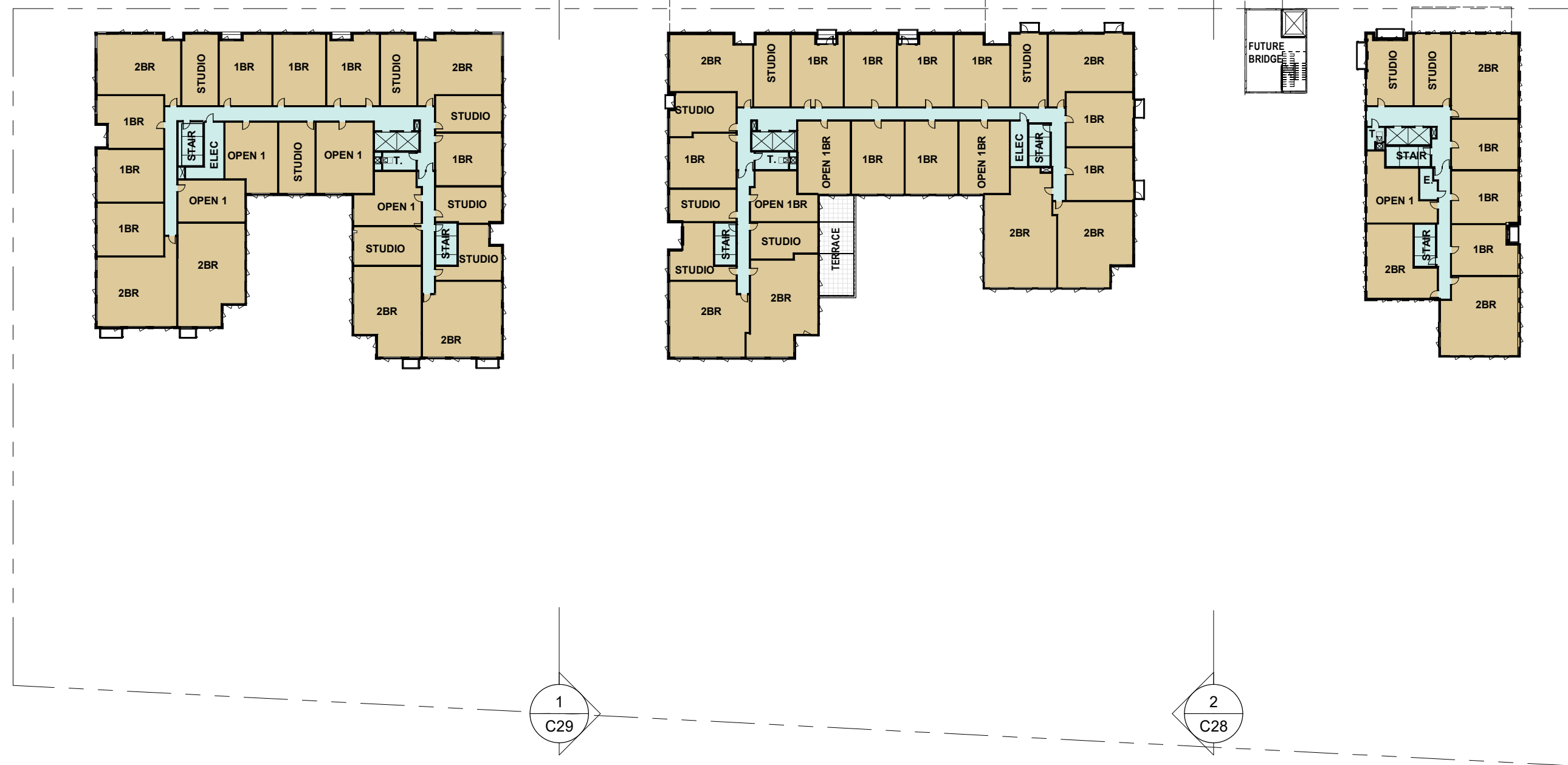
1
C29

2
C28

1
C29

2
C28

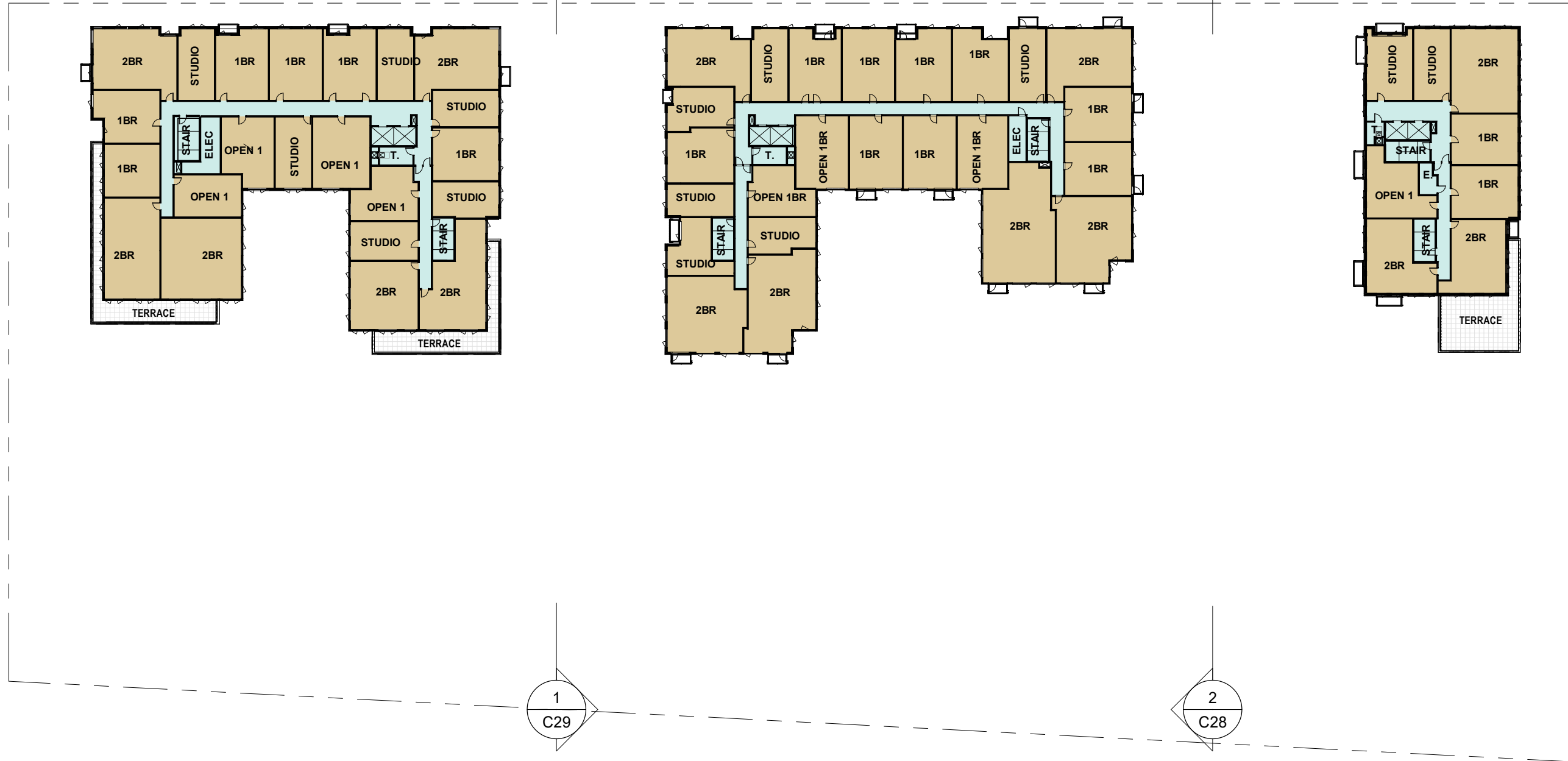
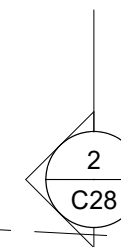
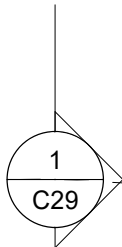
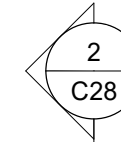
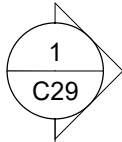
FUTURE
BRIDGE



PARCEL 1

PARCEL 2

PARCEL 3



PARCEL 1

PARCEL 2

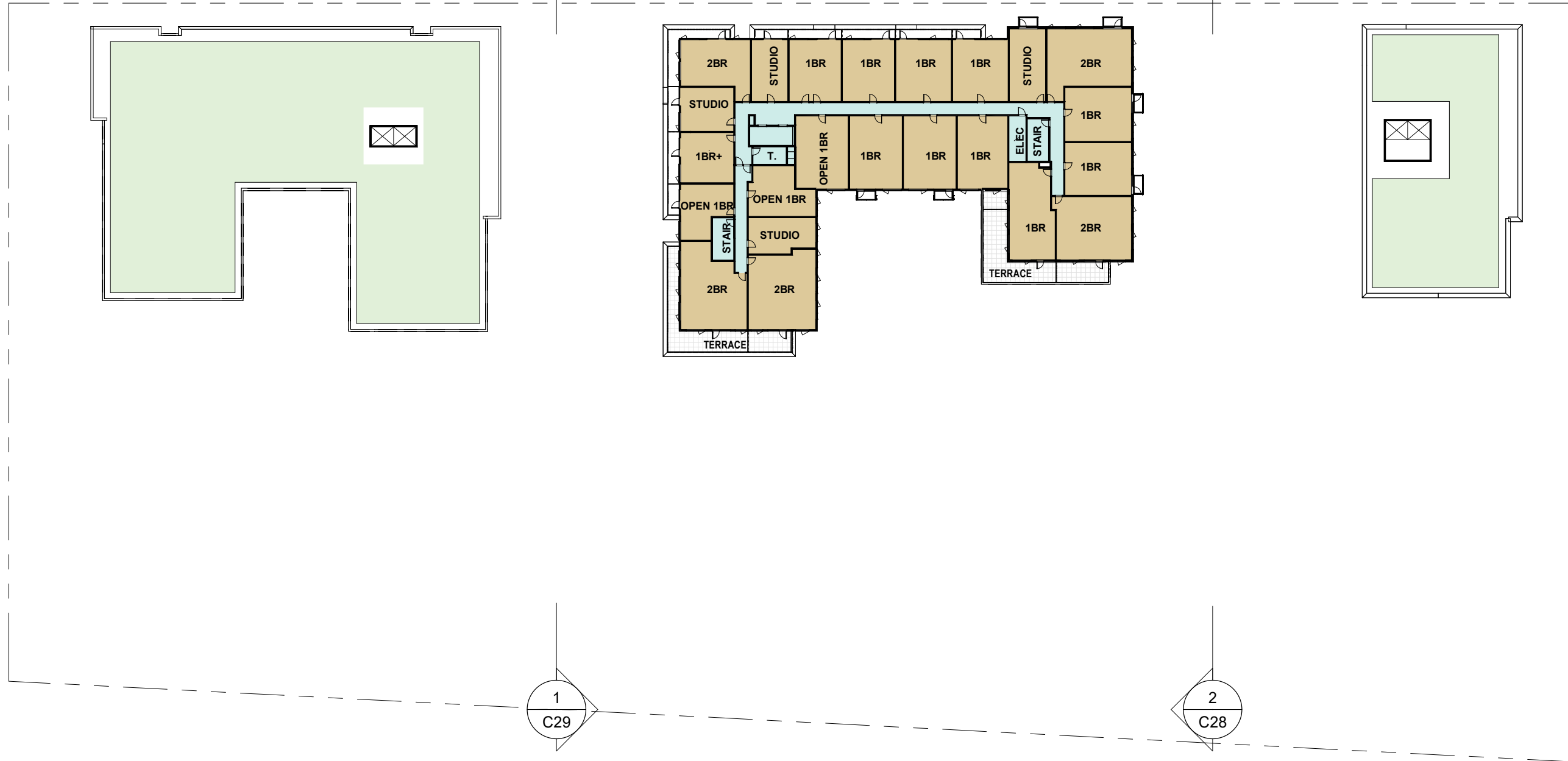
PARCEL 3

1
C29

2
C28

1
C29

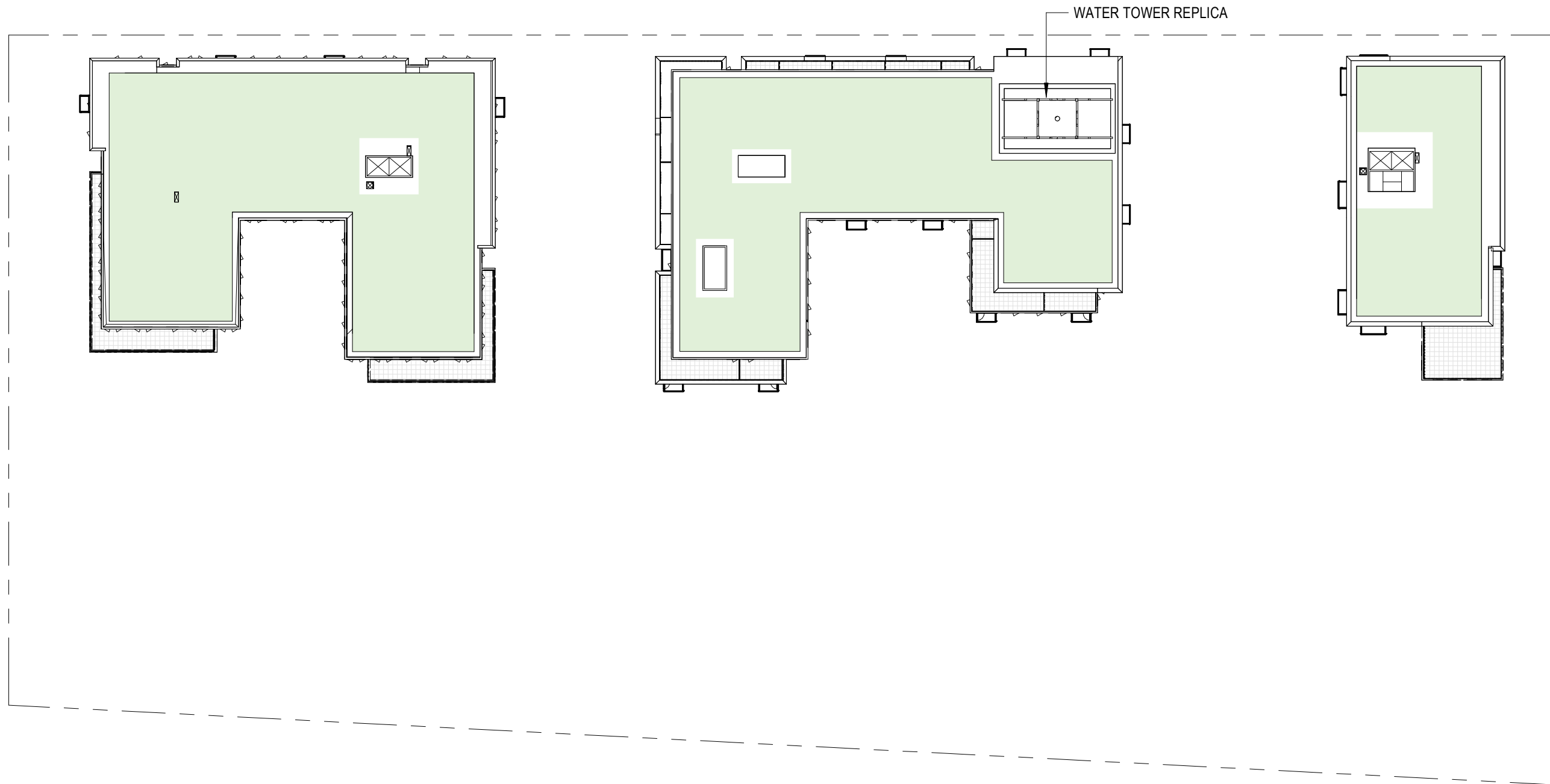
2
C28



PARCEL 1

PARCEL 2

PARCEL 3





PARCEL 3

PLAZA

PARCEL 2

TANNER WOONERF

PARCEL 1

PEDESTRIAN BRIDGE



CENTENNIAL MILLS | EA 23-069476 DA

19 OCTOBER 2023



NAITO PARKWAY ELEVATION C35



PARCEL 1

TANNER WOONERF

PARCEL 2

PLAZA

PARCEL 3



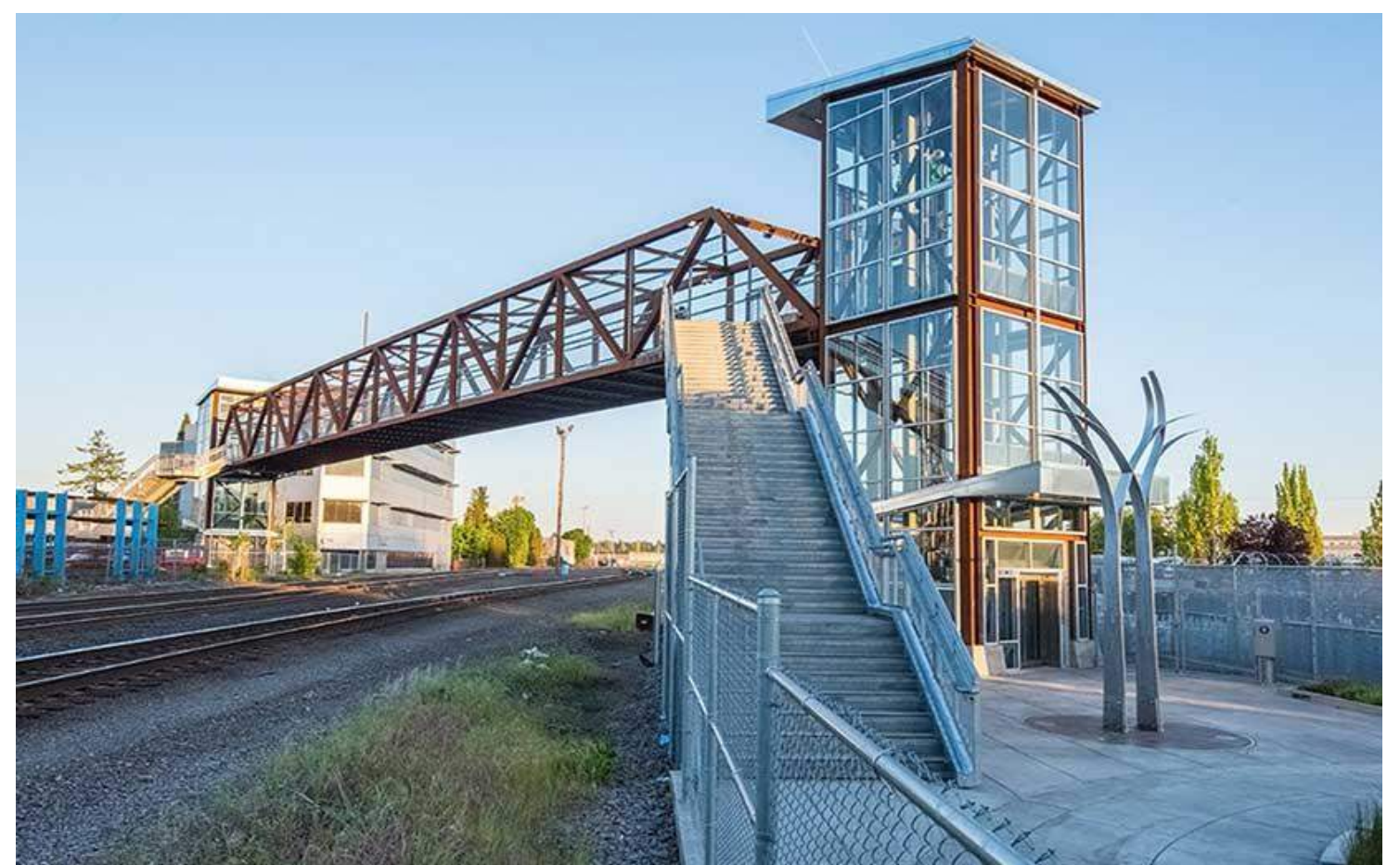
CENTENNIAL MILLS | EA 23-069476 DA

19 OCTOBER 2023

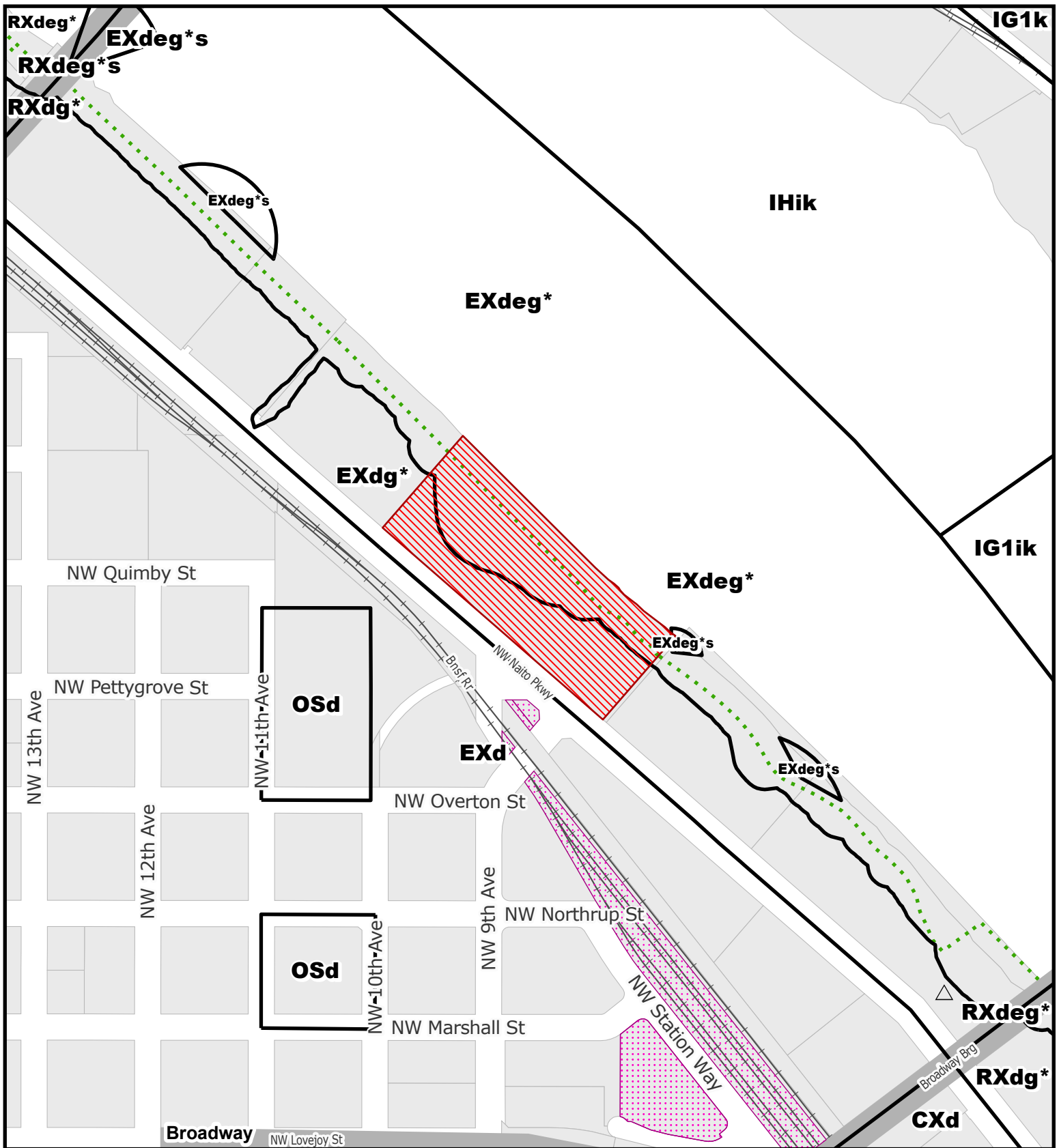


WILLAMETTE RIVER ELEVATION C36













For Zoning Code in Effect Post October 1, 2022

ZONING

THIS SITE LIES WITHIN THE:
CENTRAL CITY PLAN DISTRICT
PEARL SUB DISTRICT

-  Site
-  Also Owned Parcels
-  Historic Landmark
-  Recreational Trails

File No.	<u>EA 23 - 069476 DA</u>
1/4 Section	<u>2829,2929</u>
Scale	<u>1 inch =300 feet</u>
State ID	<u>1N1E34BB 100</u>
Exhibit	<u>B Jul 29, 2023</u>

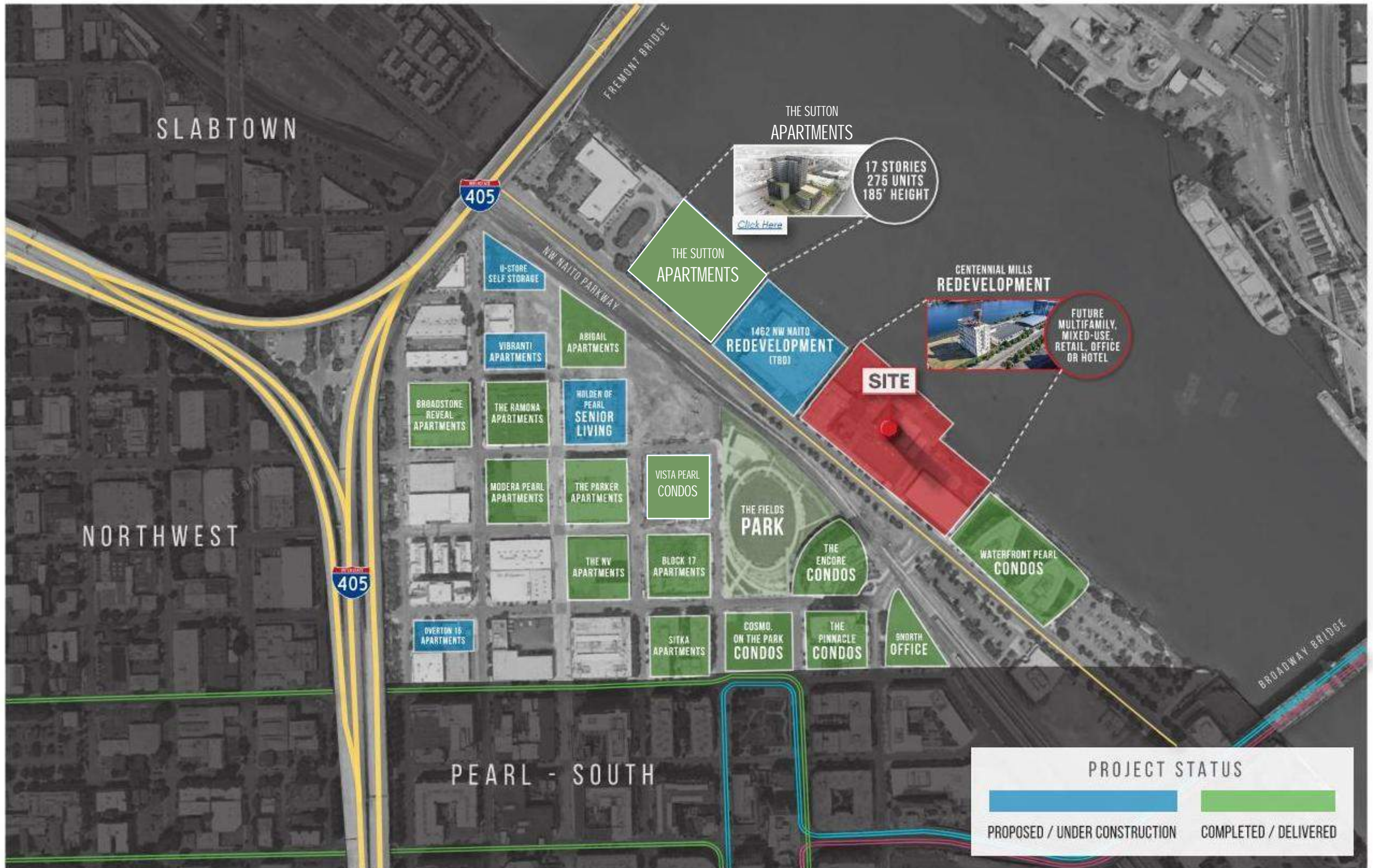


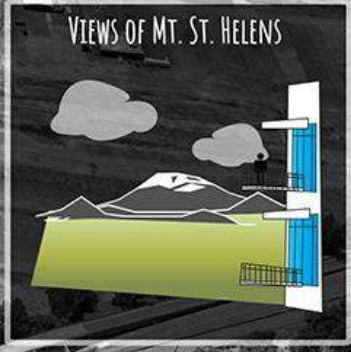
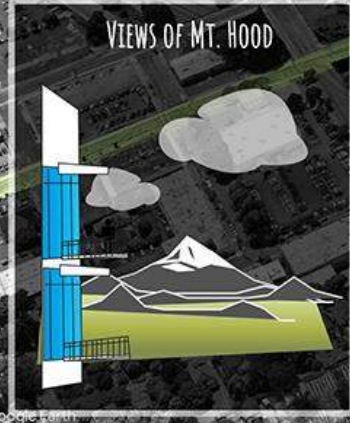
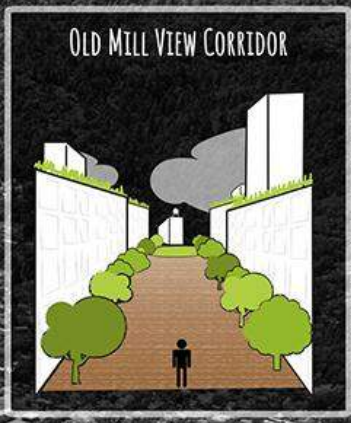
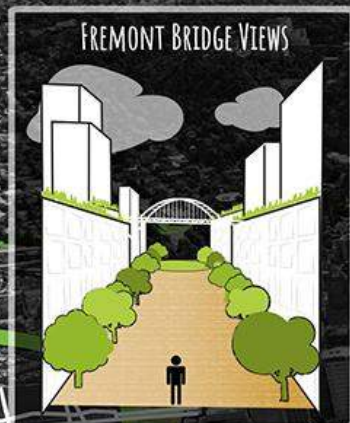
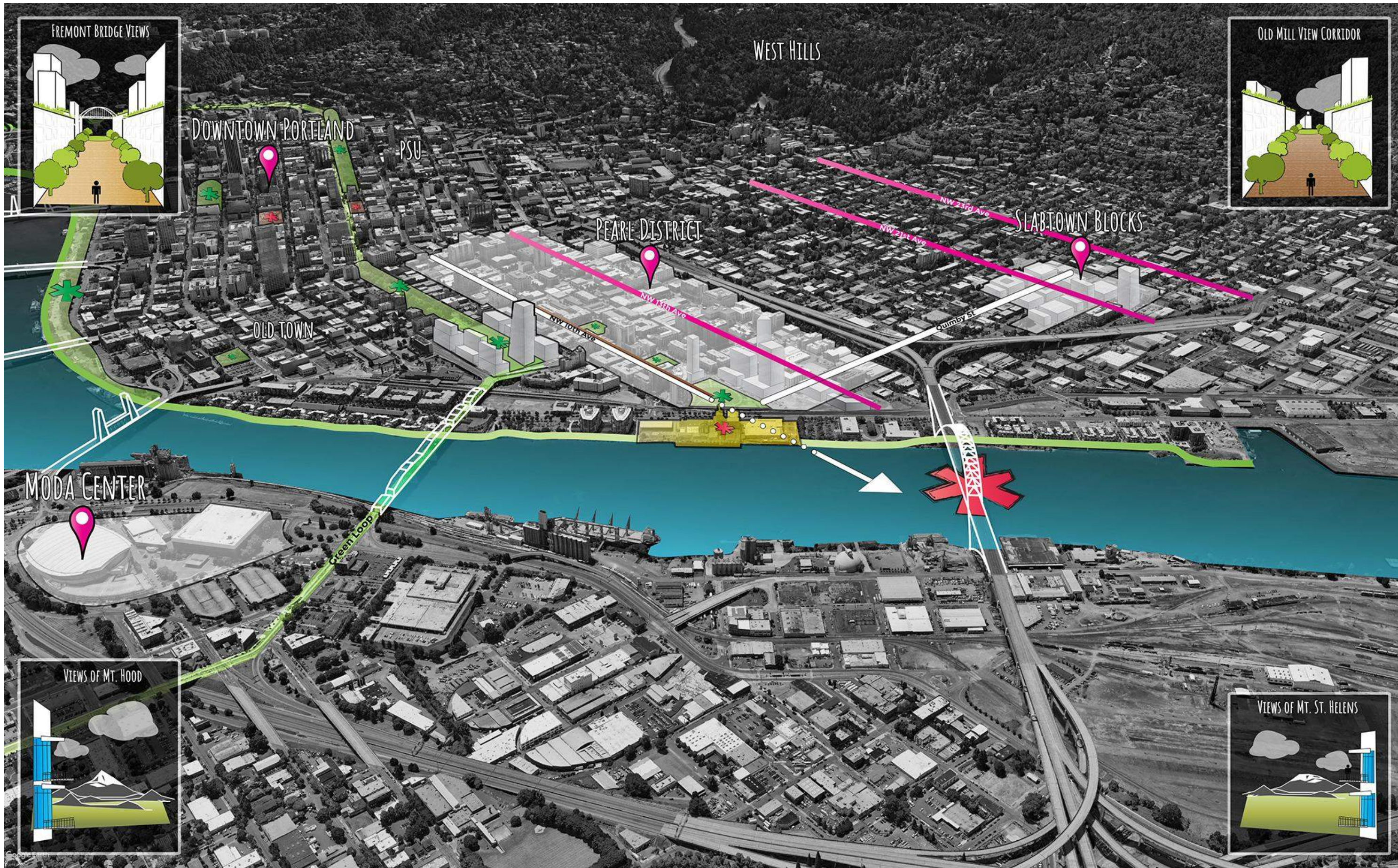
TABLE OF CONTENTS

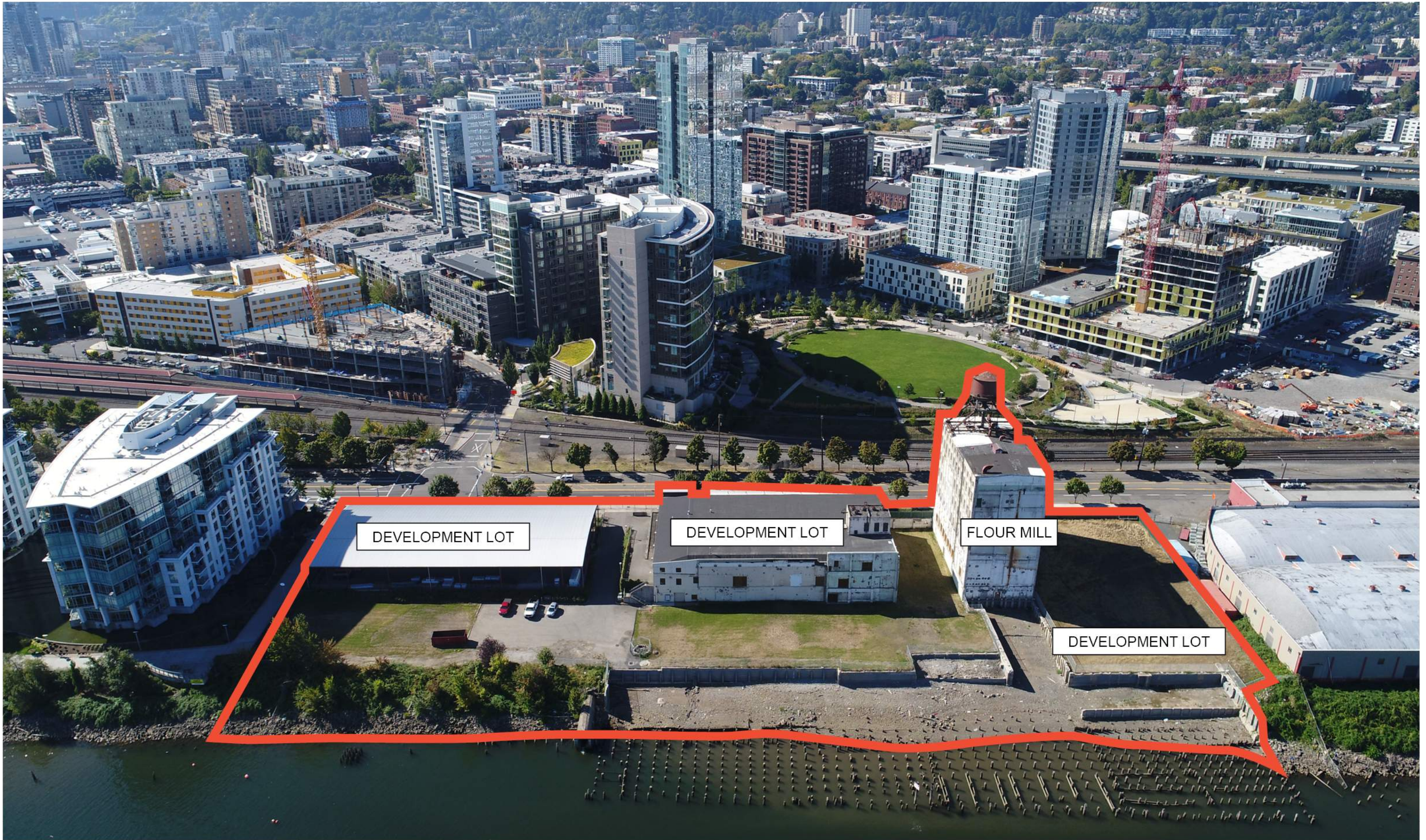
C1	COVER
C2	TABLE OF CONTENTS
C3	CONTEXT MAP
C4	URBAN CONTEXT
C5	VIEW FROM NORTH
C6	OVERHEAD VIEW
C7	VIEW FROM NW
C8	SITE PHOTOS
C9	HISTORY
C10	HISTORY
C11	FRAMEWORK PLAN
C12	FRAMEWORK PLAN
C13	FRAMEWORK PLAN
C14	FRAMEWORK PLAN
C15	FRAMEWORK PLAN
C16	FRAMEWORK PLAN
C20	SITE CONSTRAINTS
C21	TOP OF BANK EXHIBIT
C22	EXISTING GRADING PLAN
C23	REVISIONS FROM DAR
C24	LANDSCAPE DIAGRAM
C25	LANDSCAPE SITE PLAN
C26	ENLARGED PLAZA PLAN
C27	LANDSCAPE PRECEDENTS
C29	SITE SECTION AT PLAZA
C30	SITE SECTION AT WOONERF
C32	SITE PLAN
C33	BASEMENT PLAN
C34	GROUND FLOOR PLAN
C35	LEVELS 2-4 FLOOR PLAN
C36	LEVEL 5 FLOOR PLAN
C37	LEVEL 6 FLOOR PLAN
C38	ROOF PLAN
C40	NAITO PARKWAY ELEVATION
C41	WILLAMETTE RIVER ELEVATION
C42	PARCEL 1 ELEVATION - NAITO PARKWAY
C43	PARCEL 1 ELEVATION - GREENWAY CONNECTION
C44	PARCEL 1 ELEVATION - WILLAMETTE RIVER
C45	PARCEL 1 ELEVATION - TANNER WOONERF
C46	PARCEL 2 ELEVATION - NAITO PARKWAY
C47	PARCEL 2 ELEVATION - TANNER WOONERF
C48	PARCEL 2 ELEVATION - WILLAMETTE RIVER
C49	PARCEL 2 ELEVATION - PLAZA
C50	PARCEL 3 ELEVATION - NAITO PARKWAY

TABLE OF CONTENTS

C51	PARCEL 3 ELEVATION - PLAZA
C52	PARCEL 3 ELEVATION - WILLAMETTE RIVER
C53	PARCEL 3 ELEVATION - GREENWAY CONNECTION
C54	VIEW LOOKING NE
C55	VIEW LOOKING SOUTH
C56	PARCEL 1 - AT NAITO
C57	PARCEL 2 - AT NAITO AND PLAZA
C58	PARCEL 3 - AT NAITO AND PLAZA
C59	GREENWAY TRAIL LOOKING NW
C60	PARCEL 1 AND 2 - AT RIVER
C61	PARCEL 2 AND 3 - AT RIVER
C99	PEDESTRIAN BRIDGE PRECEDENTS













FLOUR MILL - VIEWED FROM FIELDS PARK



CORNER OF 9TH AVENUE AND NAITO PARKWAY



GREENWAY LOOKING WEST



EXISTING CANOPY



NAITO PARKWAY LOOKING EAST

For eighty years, Crown Mills, known as Centennial Mills after 1949, was one of the largest producers of flour and milled grain in the Pacific Northwest. The original mill was built in 1910 on a site adjacent to the Willamette River in Portland, facing what is now Northwest Naito Parkway at the foot of Pettygrove Street.

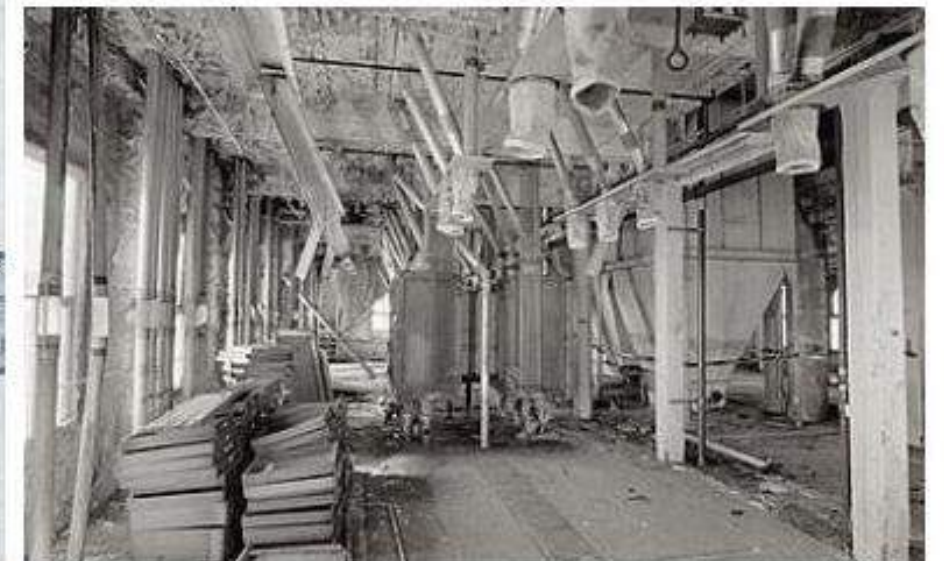
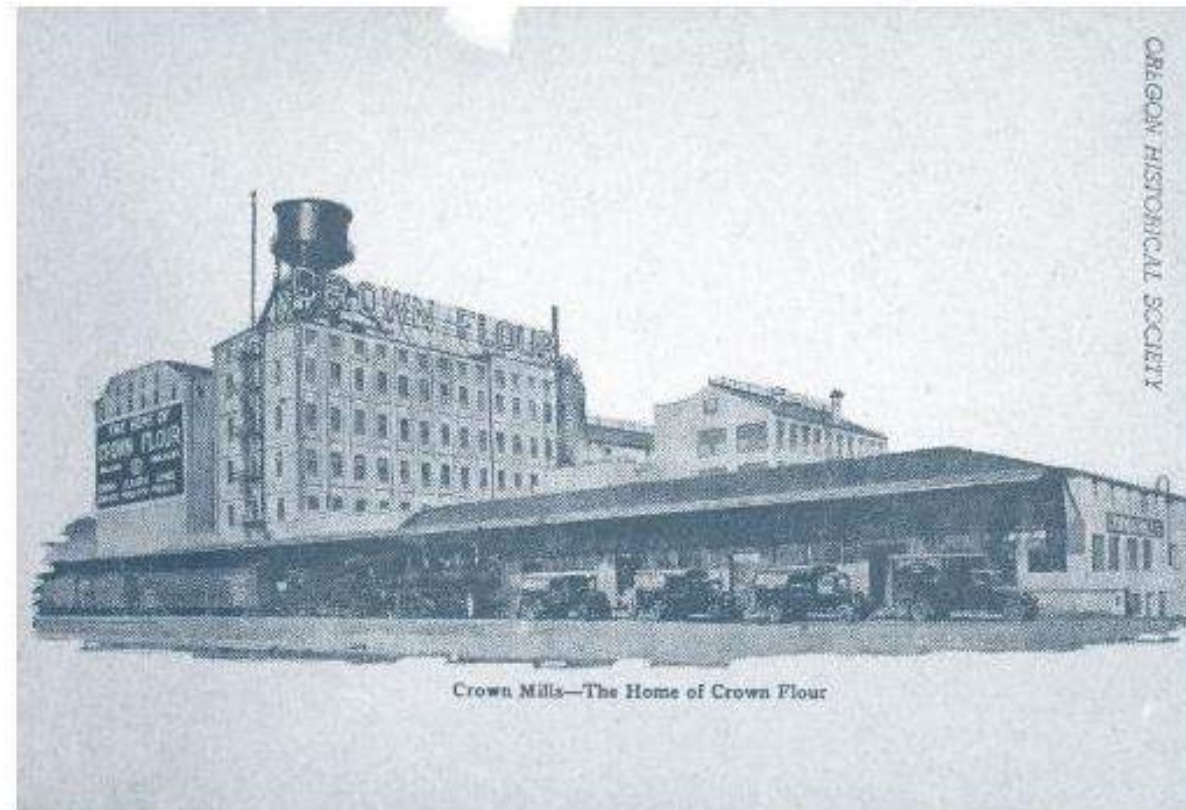
San Francisco-based engineer Leland S. Rosener was responsible for the original design of the mill, which cost \$250,000 to construct. The six-story concrete flour mill and the stacked timber crib Elevator A were completed in early 1911, and the first flour shipped out in June of that year.

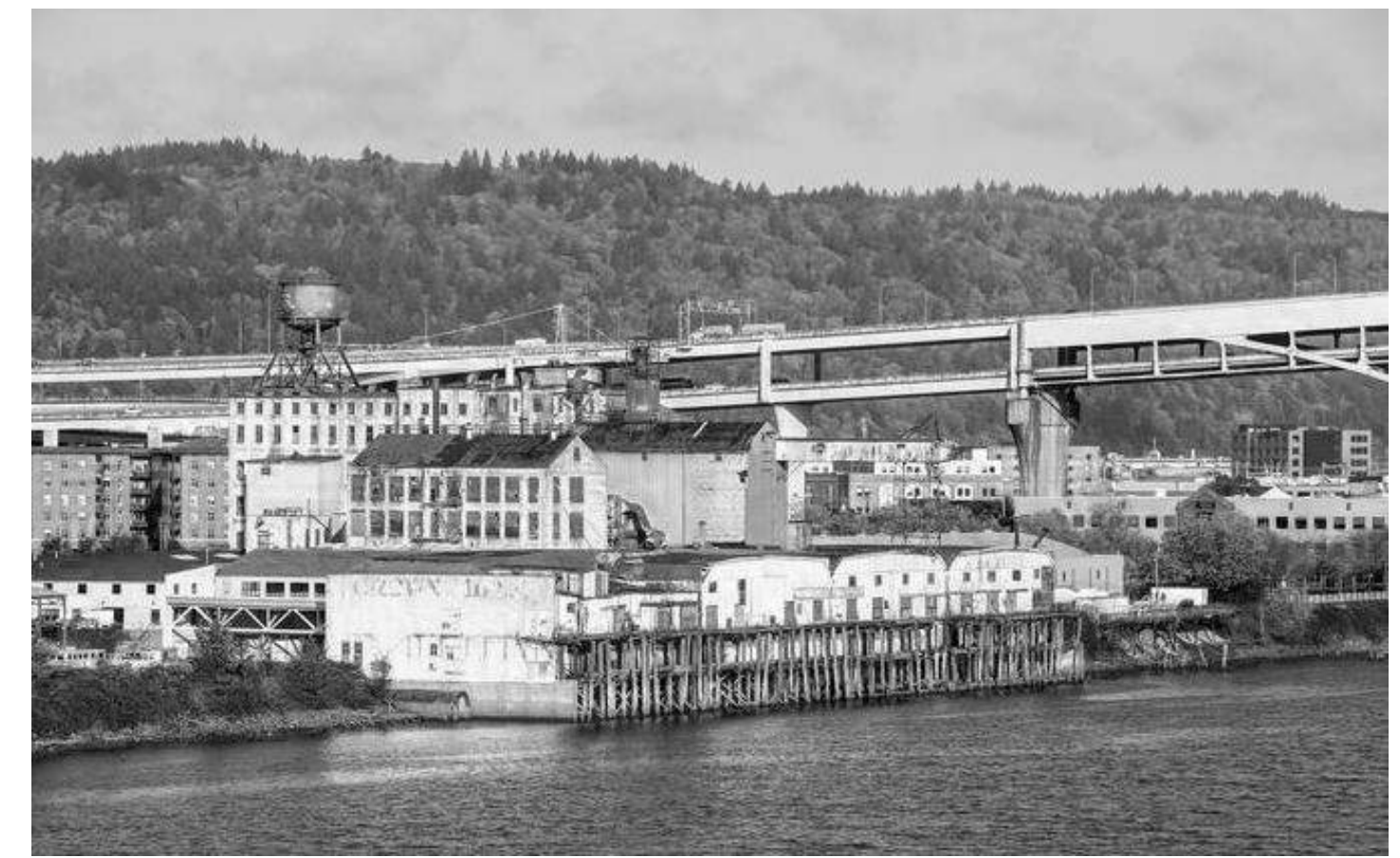
Together with other large mills in Portland, Crown was a major factor in the arrival of what was known as the Wheat Fleet—ocean-going vessels, mostly sail powered.

Grain was Oregon's chief export in the early twentieth century, with more than a hundred grain ships arriving in the months after harvest. The Wheat Fleet shipped both grain and processed flour to England, South America, Japan, and other Asian ports.

The Portland Development Commission purchased the Centennial Mills property in 2000, and Warehouse E was remodeled and repurposed for the Portland Mounted Police. After a lengthy public process, most of the remaining buildings, in very poor condition and beyond repair, were razed in 2015-2016.

Source: Prosper Portland





Providing Open Space...



As a four-acre, riverfront site that lies at the intersection of the River District parks and the Willamette Greenway, Centennial Mills provides the prospect for building upon **Portland's waterfront / greenway open space system** and for complementing the strong series of signature parks and open spaces that define the Central City.

Capturing History...



Because of its waterfront location and the fact that many of its structures, including its wharf, are largely intact, Centennial Mills offers a unique opportunity to creatively **re-use significant and iconic pieces of Portland's industrial and maritime history**. It also affords the chance to once again activate the river's edge with water-related uses.

Defining Community Focal Points...



Centennial Mills offers the potential to blend historic structures and high-quality open spaces with **new uses and cultural amenities**. Given these attributes, and its relationship to the River District and the Willamette, Centennial Mills stands poised to become the type of high-quality urban place that will bolster Portland's identity as one of the most livable cities in the United States.

Embracing Sustainability...



Redevelopment on the site provides a chance to employ the type of innovative development features that have made Portland a national leader in **sustainability, green building, and progressive urban planning**.

Strengthening Connections...

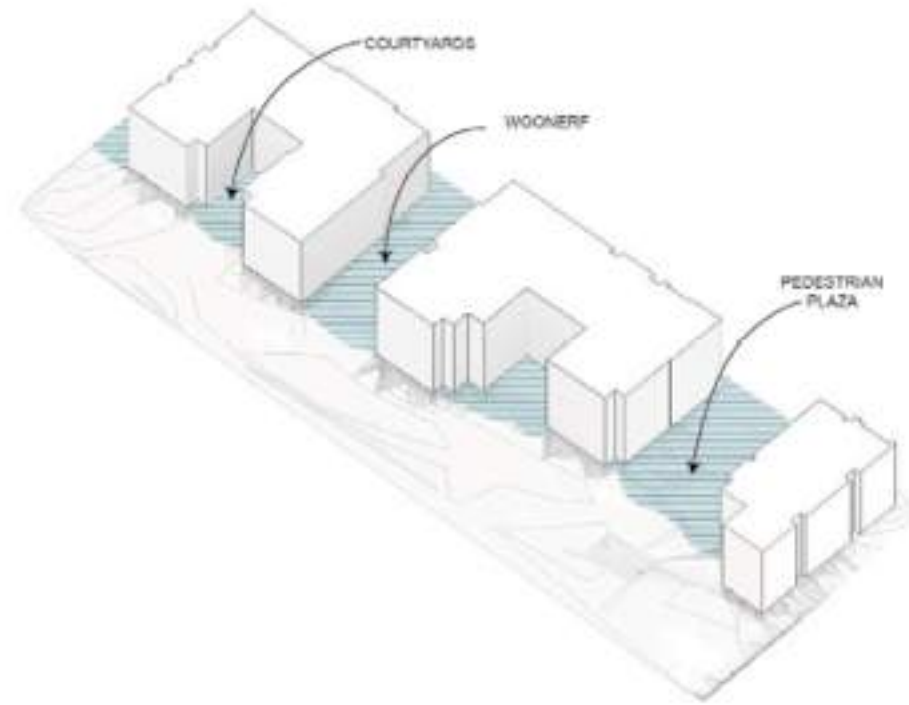


The site lies at the intersection of the Willamette River and the River District, offering the opportunity to develop the site as **a strong link between the two and as an important node along the Willamette Greenway Trail**.

* photo: Portland Ground

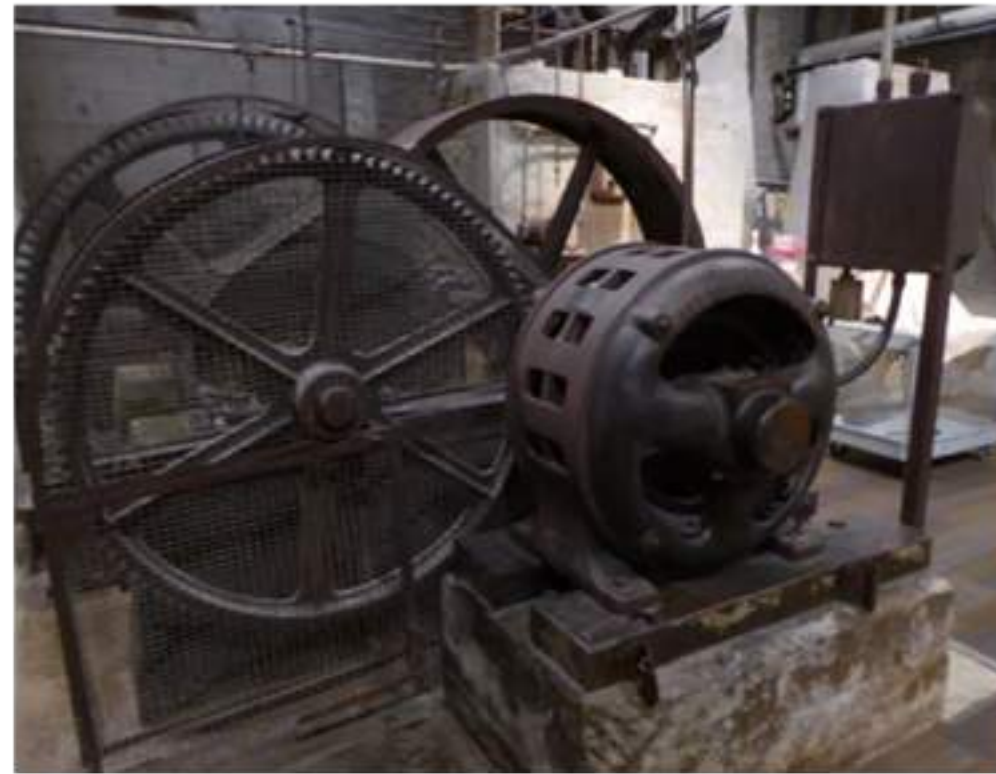
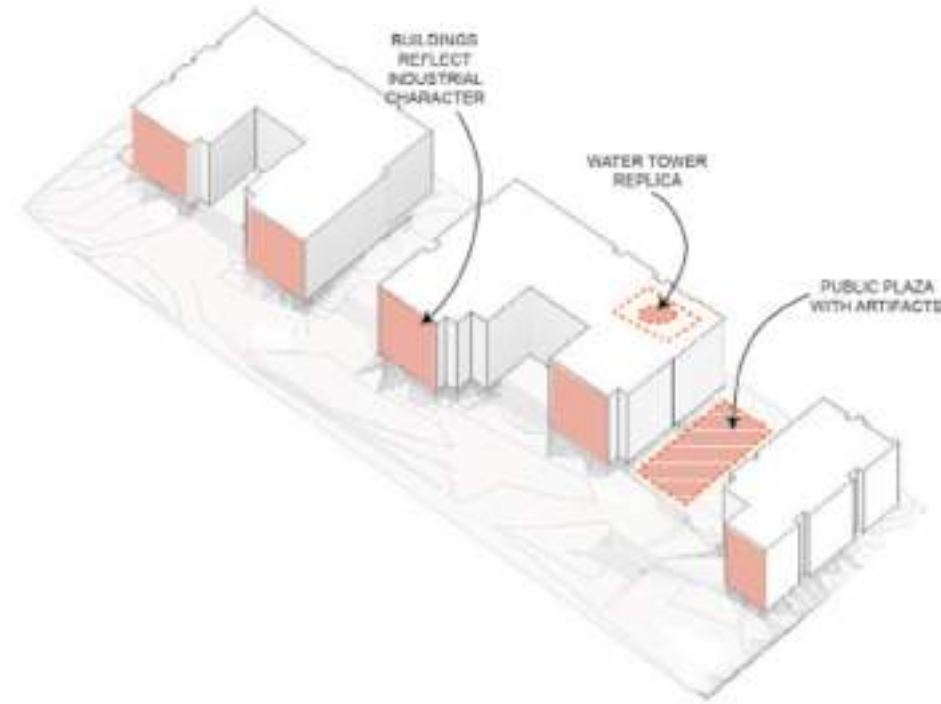
PROVIDING OPEN SPACE

- INTEGRATE GREENWAY TRAIL ON SITE
- PROVIDE GROUND LEVEL AND ELEVATED COURTYARD LEVEL OUTDOOR SPACES WITH VIEWS TO THE RIVER



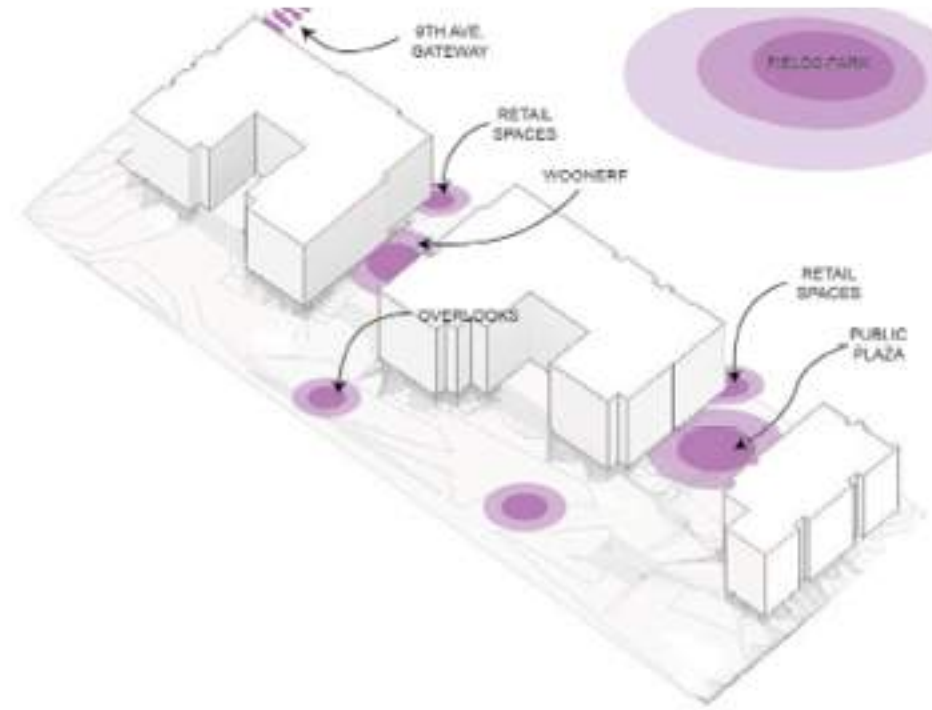
CAPTURE HISTORY

- REUSE EXISTING MATERIALS AND EQUIPMENT.
- SYMBOLICALLY REPRESENT WATERFRONT INDUSTRY.
- REFLECT SITES HISTORY AS 'WORKING WATERFRONT'.



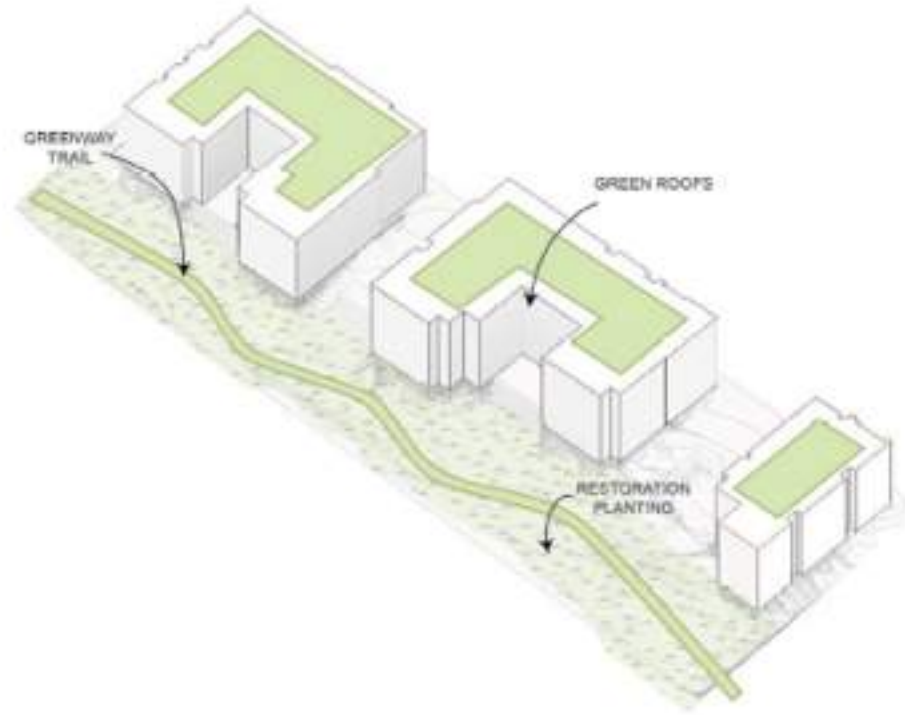
COMMUNITY FOCAL POINT

- DEVELOP DISTINCTIVE DESIGN AND PROGRAM THAT REFLECTS THE SITE'S RIVERFRONT LOCATION.
- INCORPORATE A PUBLIC AMENITY.
- ACTIVATE USES ALONG THE SITE'S EDGES.



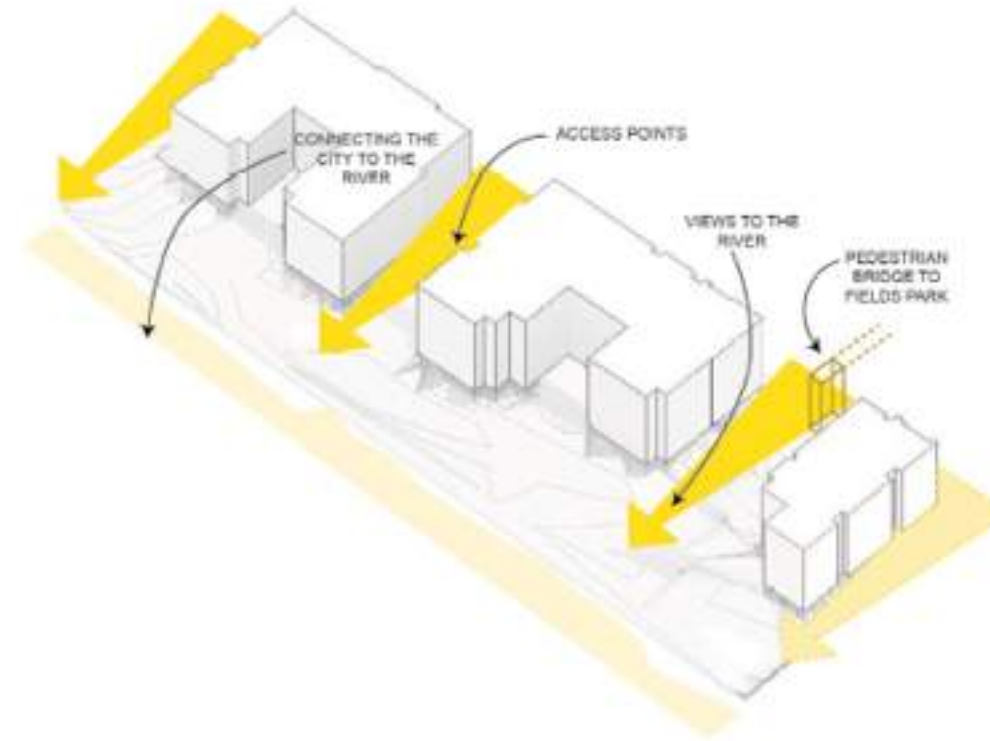
EMBRACE SUSTAINABILITY

- REUSE MATERIALS CREATIVELY.
- EMPLOY INNOVATIVE ON-SITE STORMWATER.
- ENHANCE THE RIVERBANK FOR FISH AND WILDLIFE.

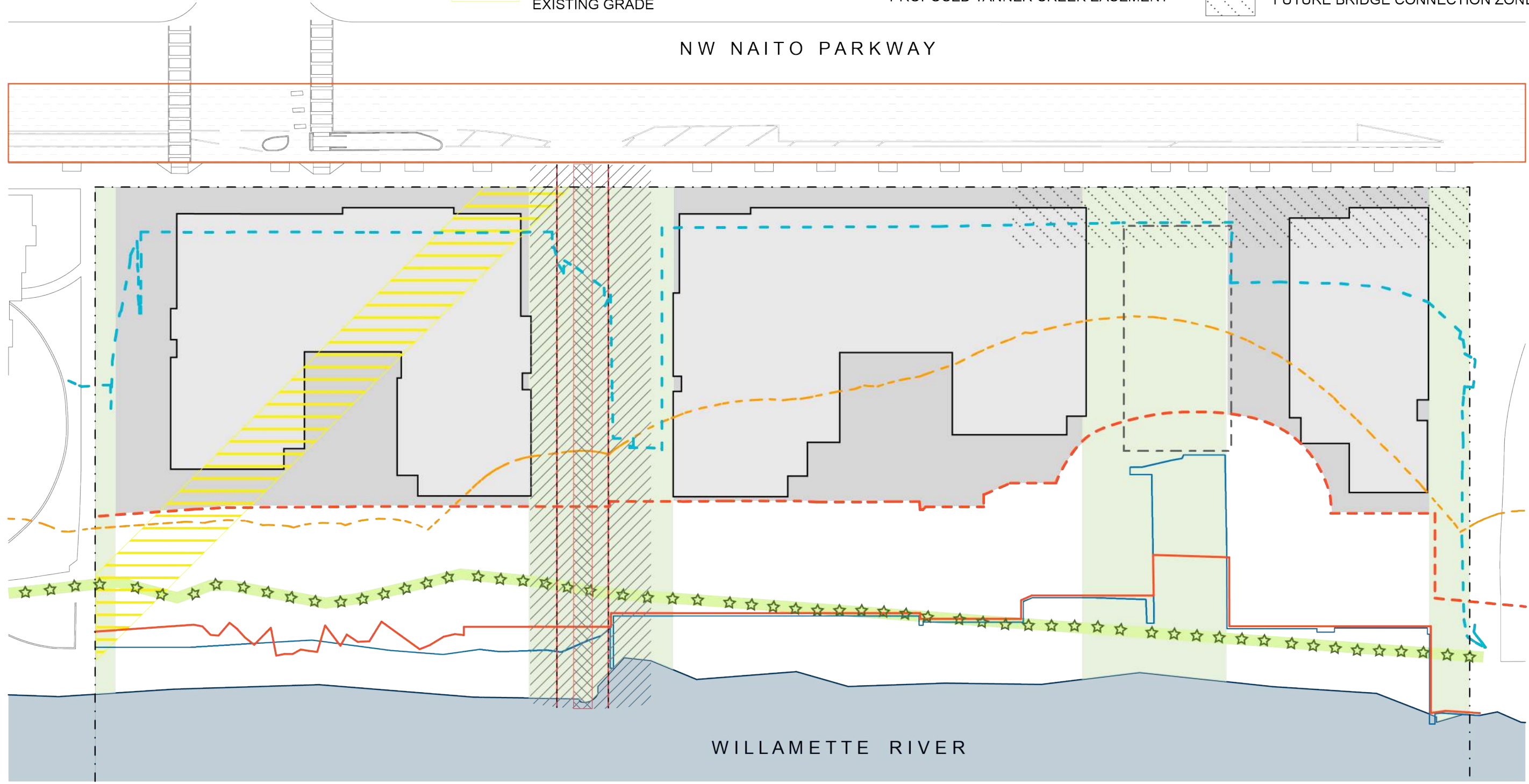


STRENGTHEN CONNECTIONS

- CREATE PUBLIC ACCESS TO, FROM AND ALONG THE RIVER.
- PROVIDE STRONG CONNECTIONS TO THE RIVER DISTRICT.
- PROVIDE USES TO ACTIVATE THE STREET.
- CONNECT TO THE BOARDWALK AND THE FIELDS PARK.

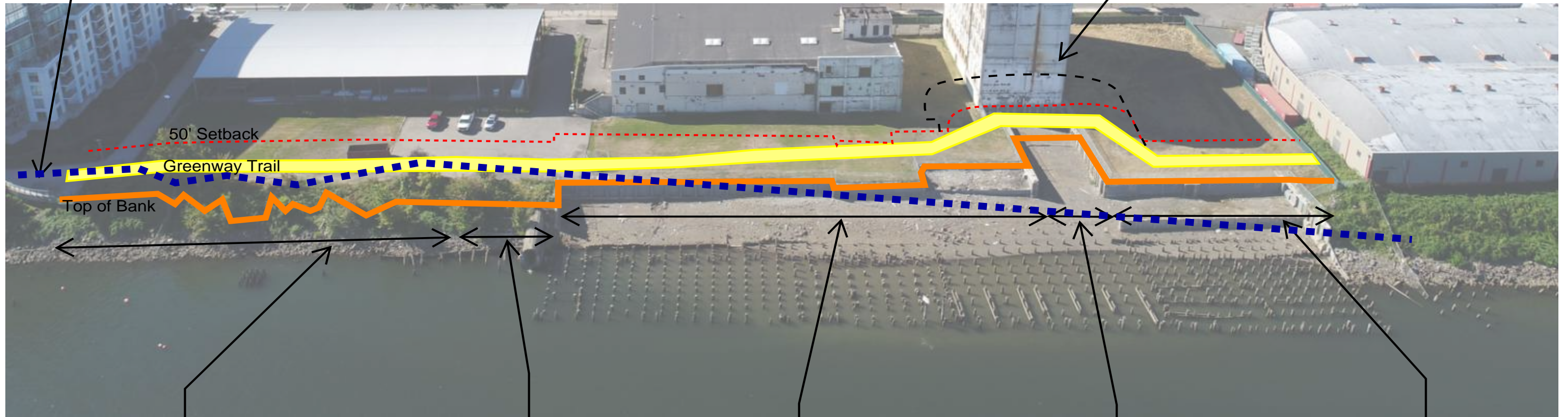


- BUILDABLE AREA
MAX BUILDING LENGTH = 200'
- VIEW CORRIDOR, NO BUILD 25% OF
WIDTH OF SITE ALONG NAITO
- MAJOR PUBLIC TRAIL DESIGNATION
(FROM ZONING MAP)
- 100 YEAR FLOOD LINE
- RIVER ENVIRONMENTAL 'e' LINE
- PACIFICORP EASMENT-66' BELOW
EXISTING GRADE
- TOP OF BANK
- 50' SETBACK FROM TOP OF BANK
- ORDINARY HIGH WATER
- PROPOSED TANNER CREEK EASEMENT
- EXISTING TANNER CREEK EASEMENT
- TANNER CREEK OUTFALL, NO BUILD
ZONE
- RESTRICTED VEHICULAR ACCESS
- FUTURE BRIDGE CONNECTION ZONE



Major Public Trail Designation from Official Zoning Map

Setback utilizing back of inlet



Section 1 - Top of Bank

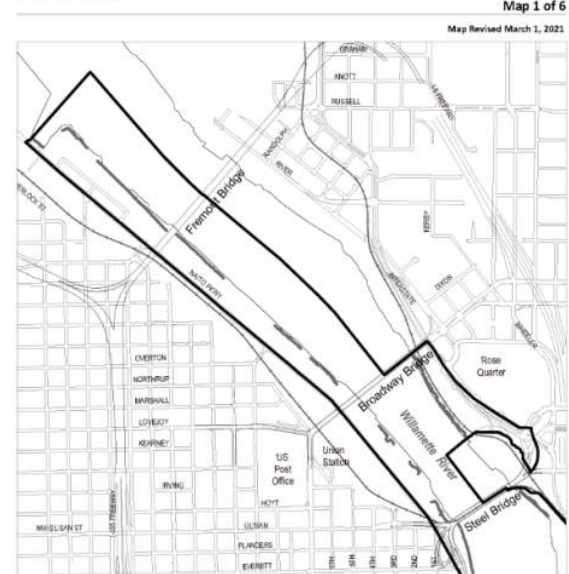
Section 2 - Top of Bank

Section 3 - Top of Bank

Section 4 - Top of Bank

Section 5 - Top of Bank

Central Reach Top of Bank Map 475-2



Legend
 - - - - - City Boundary
 - - - - - Urban Service Boundary
 - - - - - River Overlay Boundary
 - - - - - Top of Bank (where mapped)

Scale in Feet
 Bureau of Planning and Sustainability
 Portland, Oregon

Figure 930-27b
 Example 2: Identifying a Decrease in Slope

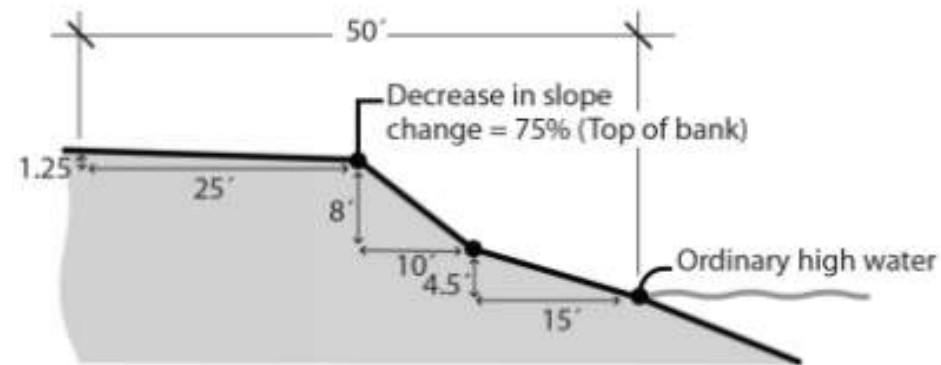
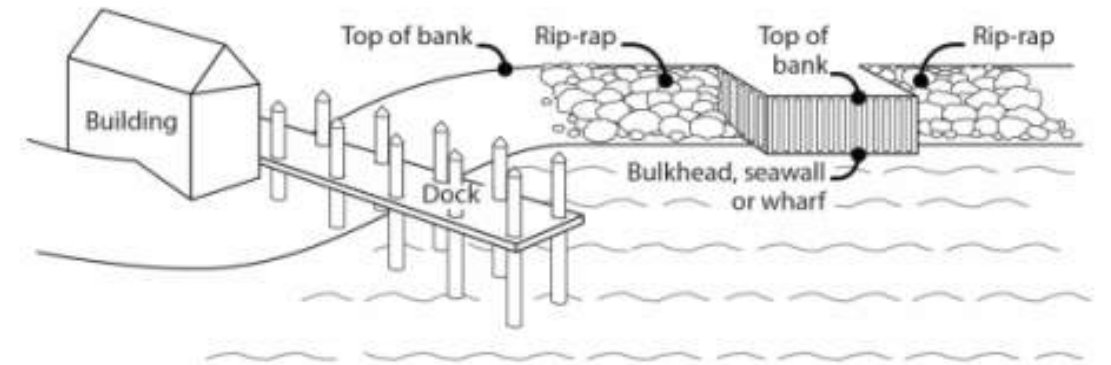
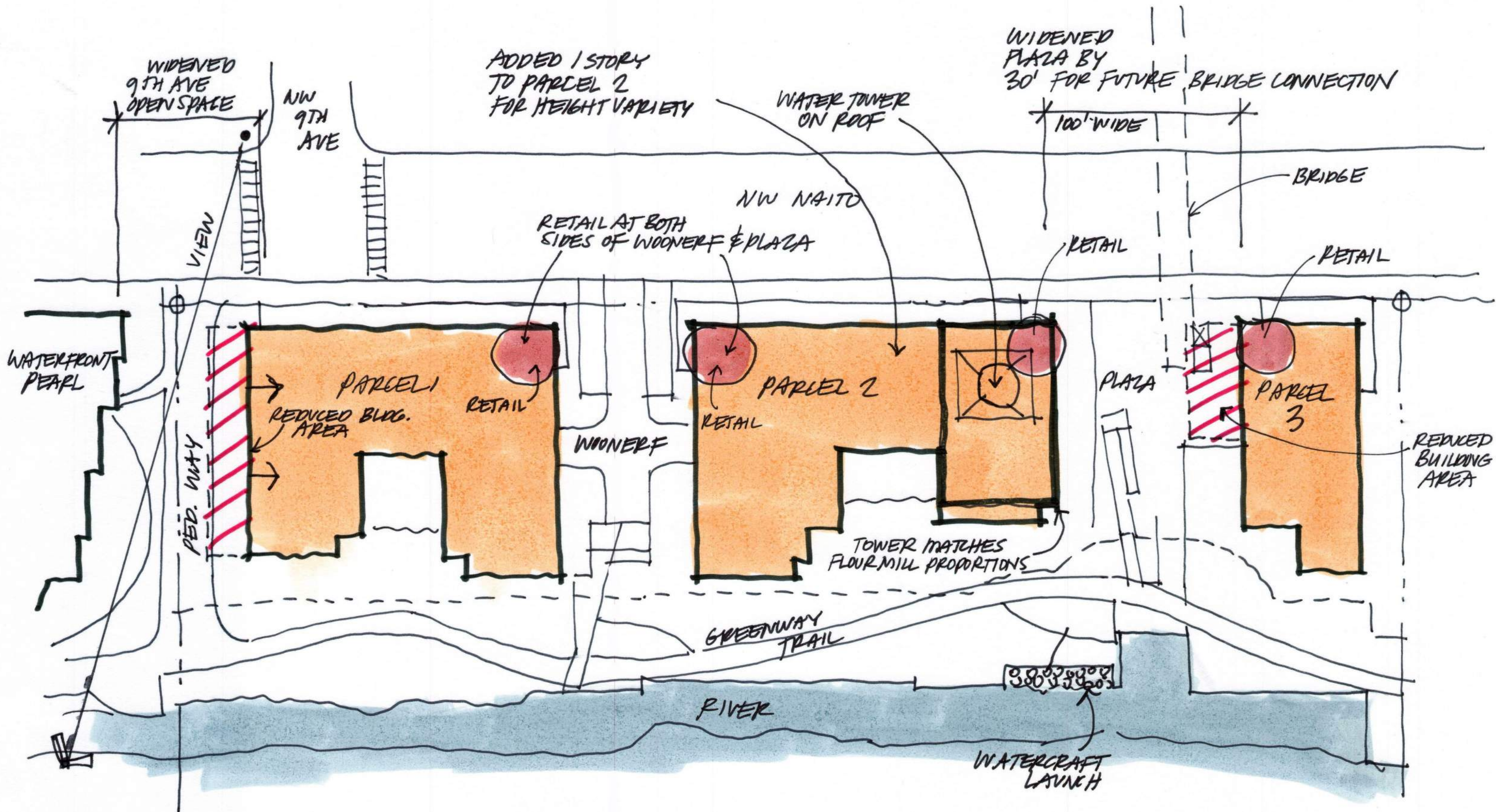
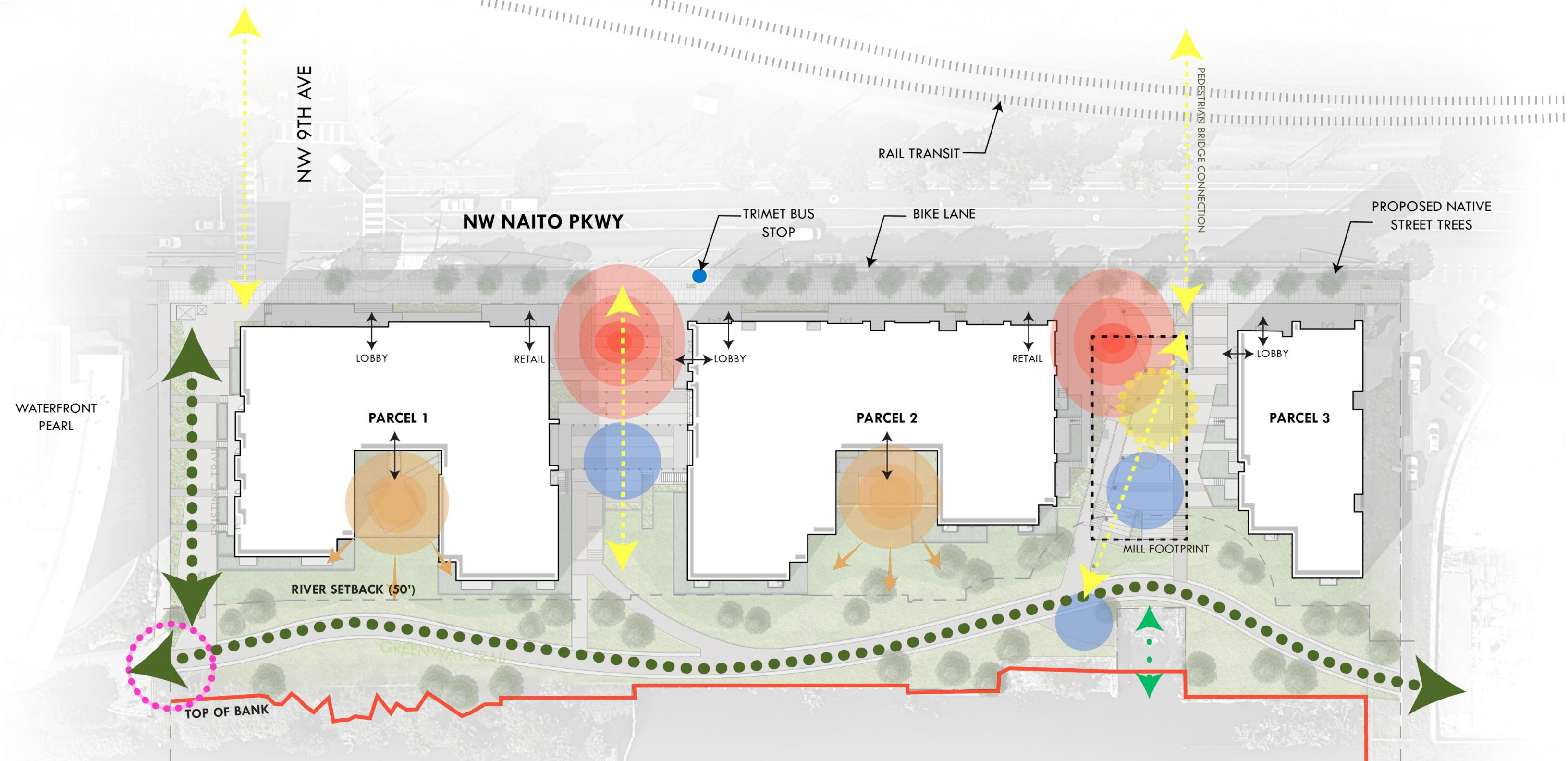


Figure 930-28
 Top of Bank in Relation to Other Structures







-  COMMUNITY FOCAL POINT
-  RESIDENTIAL/ PRIVATE VIEWS
-  GREENWAY GATEWAY/ HISTORICAL MARKER
-  PROPOSED OVERLOOK
-  HISTORICAL REFERENCES
-  NEW GREENWAY TRAIL
-  COMMUNITY CONNECTION
-  WATER ACCESS

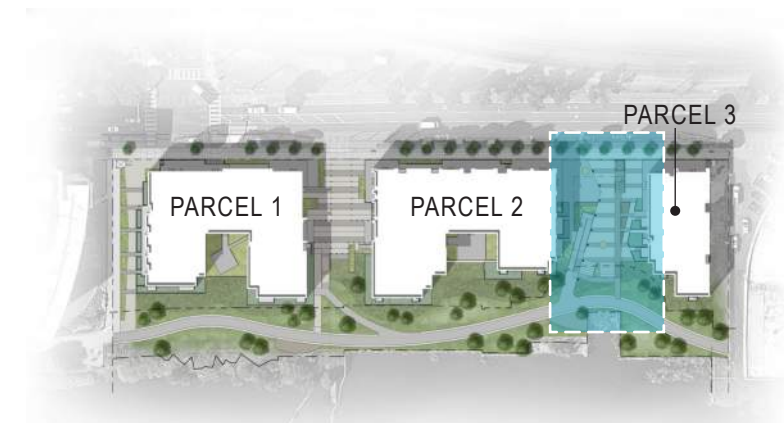
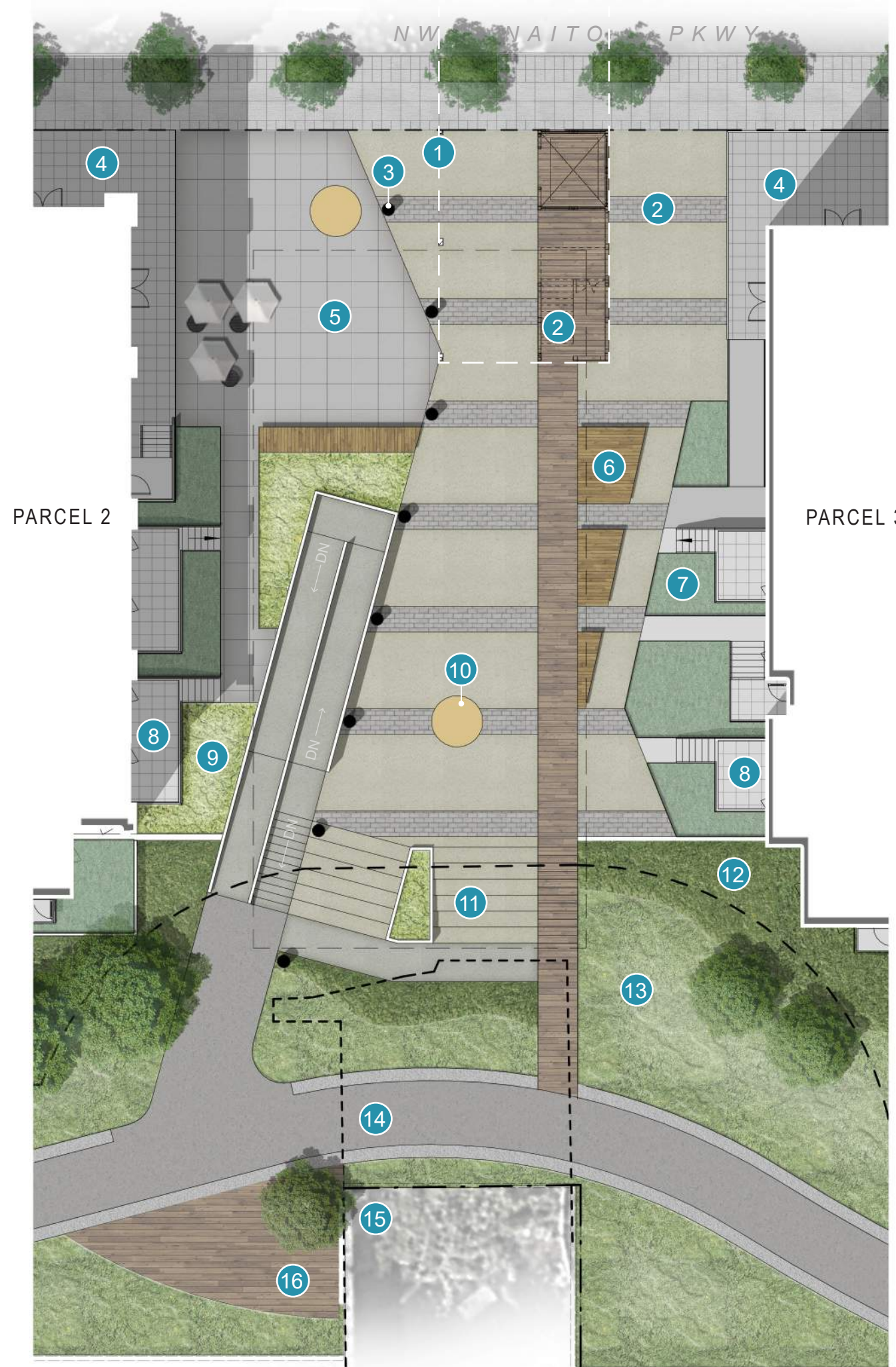
LEGEND

- 1 PED CROSSING (OVERHEAD)
- 2 BOARDWALK
- 3 WOONERF
- 4 GARAGE ENTRANCE
- 5 PED PROMENADE
- 6 GREENWAY TRAIL
- 7 STORMWATER PLANTER (TYPICAL)
- 8 PRIVATE TERRACE
- 9 COMMUNITY PLAZA
- 10 PUBLIC ART/LANDMARK
- 11 RIVER OVERLOOK
- 12 RESTORATION PLANTING
- 13 RIVER ACCESS



LEGEND

- 1 PED CROSSING (OVERHEAD)
- 2 STORY LINE BANDS
- 3 STORY MARKER
- 4 RETAIL ENTRY PAVING
- 5 COMMUNITY PLAZA
- 6 PLATFORM BENCH SEATING
- 7 STORMWATER PLANTER
- 8 PRIVATE TERRACES
- 9 NATIVE PLANTING
- 10 PUBLIC ART/LANDMARK
- 11 STADIUM SEATING STAIRS
- 12 RESTORATION PLANTING (BUFFER PLANT MATERIAL)
- 13 RESTORATION PLANTING
- 14 GREENWAY TRAIL
- 15 RIVER ACCESS
- 16 RIVER OVERLOOK





DEFINING FOCAL POINTS

CAPTURING HISTORY

PROVIDING OPEN SPACE

EMBRACING SUSTAINABILITY

STRENGTHENING CONNECTIONS





NW 9TH AVENUE

RAIL LINE TO UNION STATION

NW NAITO PARKWAY

WATERFRONT PEARL

PARCEL 1

TANNER CREEK WOONERF

PARCEL 2

MILL FOOTPRINT

PLAZA

PARCEL 3

ENVIRONMENTAL 'e' OVERLAY

RIVER SETBACK

GREENWAY TRAIL

TRAIL DESIGNATION

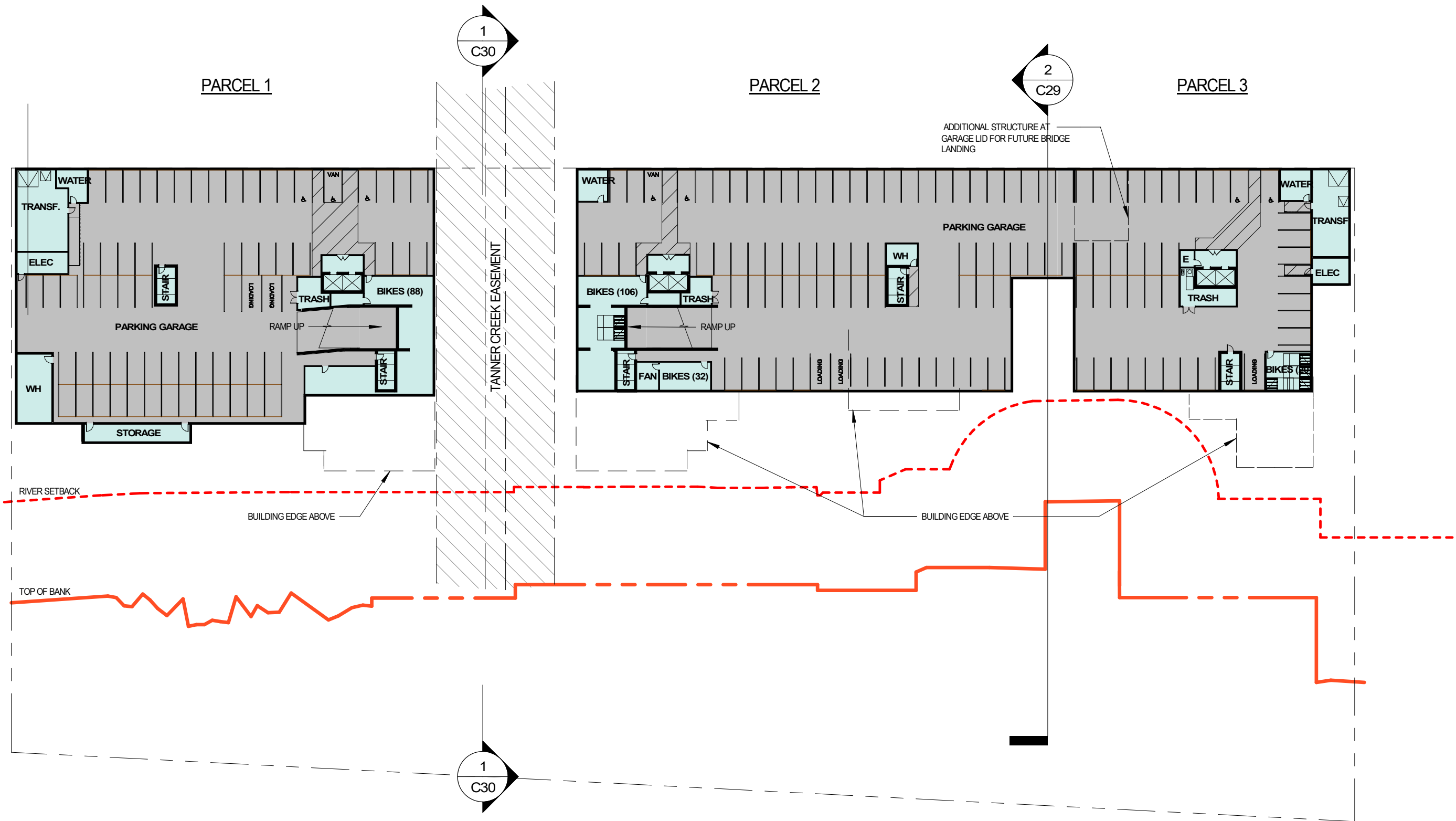
50'-0"

TOP OF BANK

PIPE

WILLAMETTE RIVER



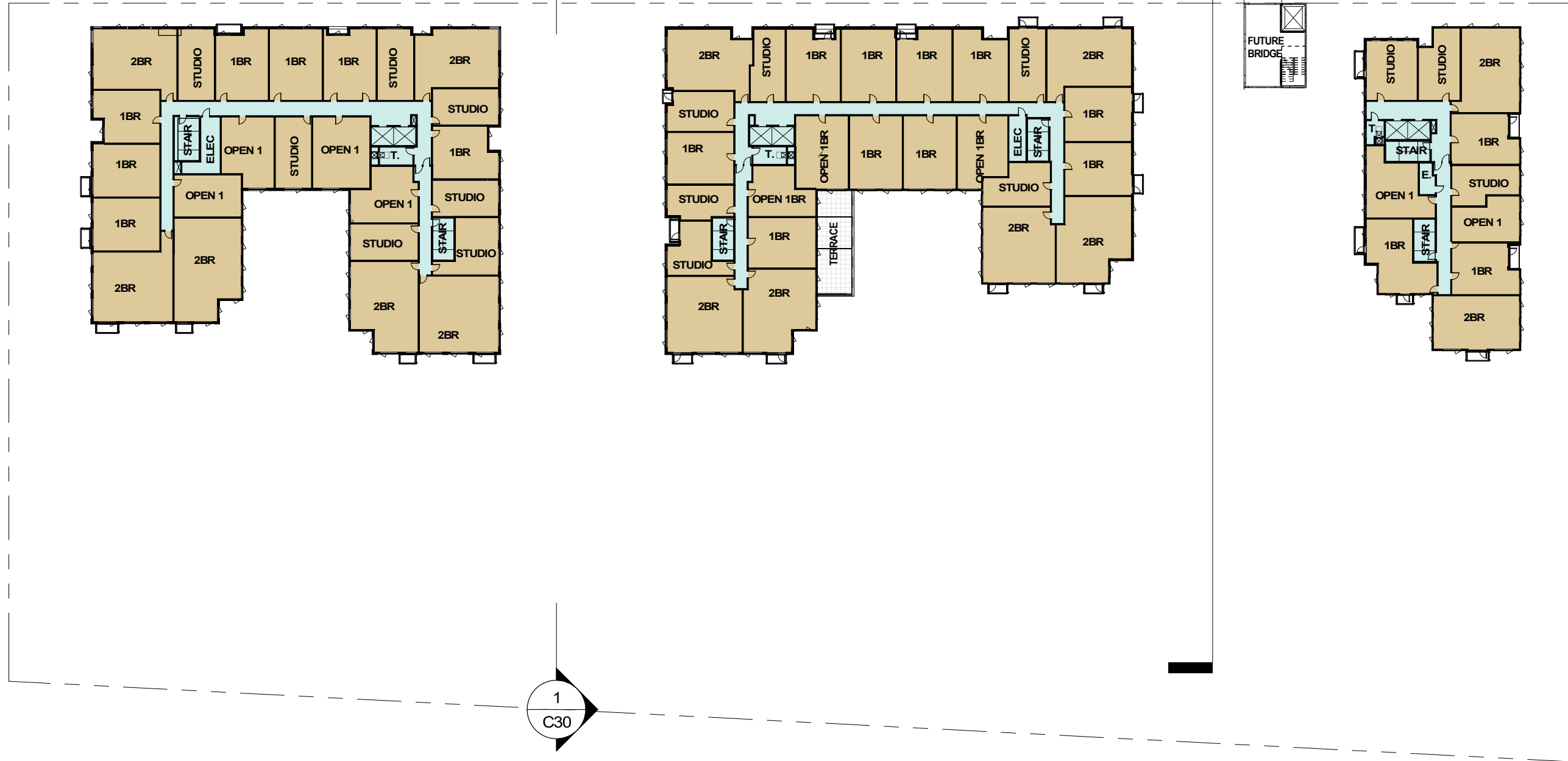
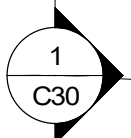
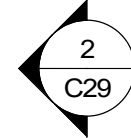
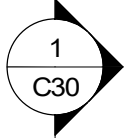




PARCEL 1

PARCEL 2

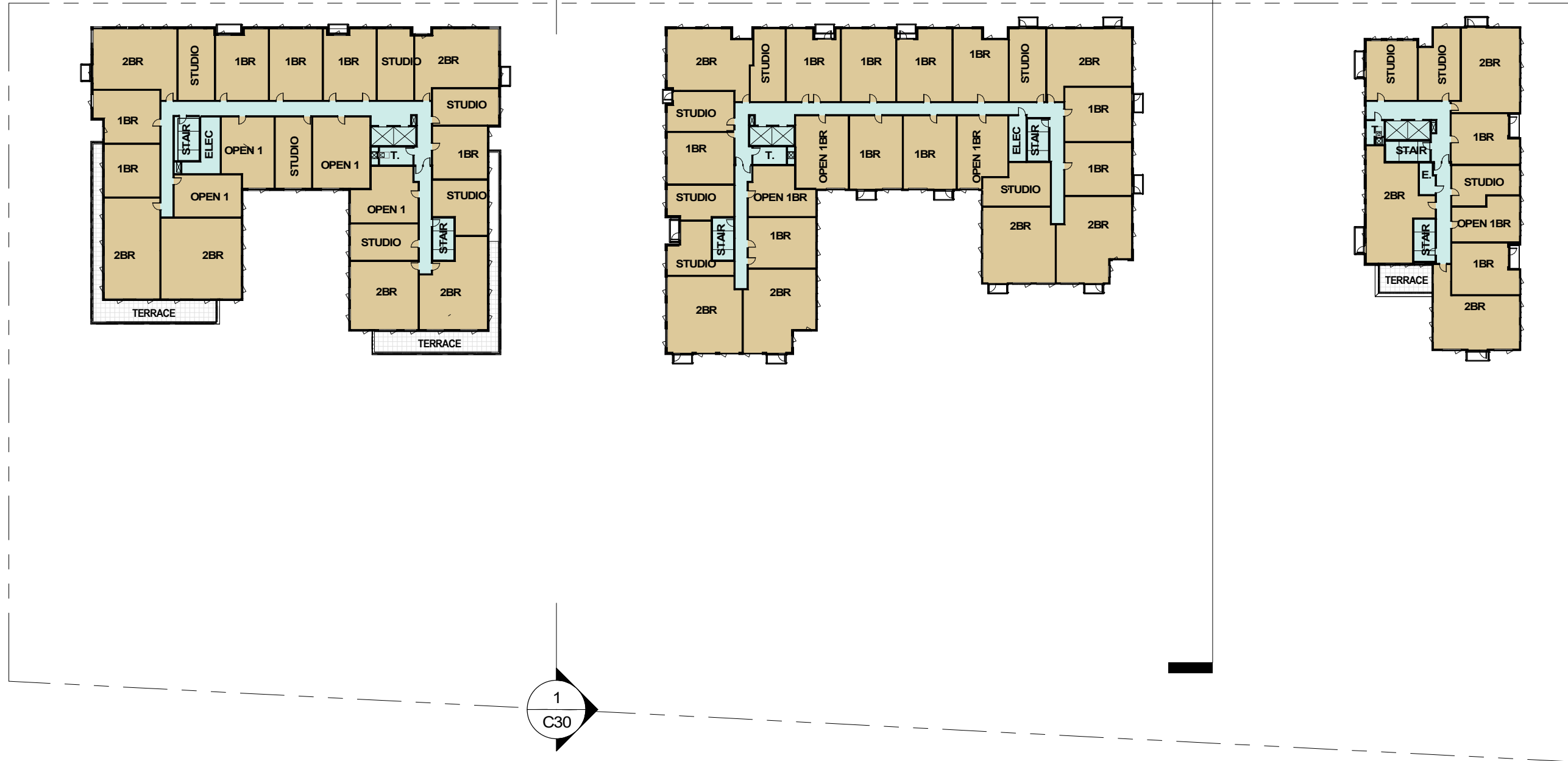
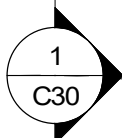
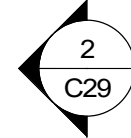
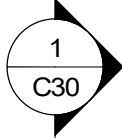
PARCEL 3



PARCEL 1

PARCEL 2

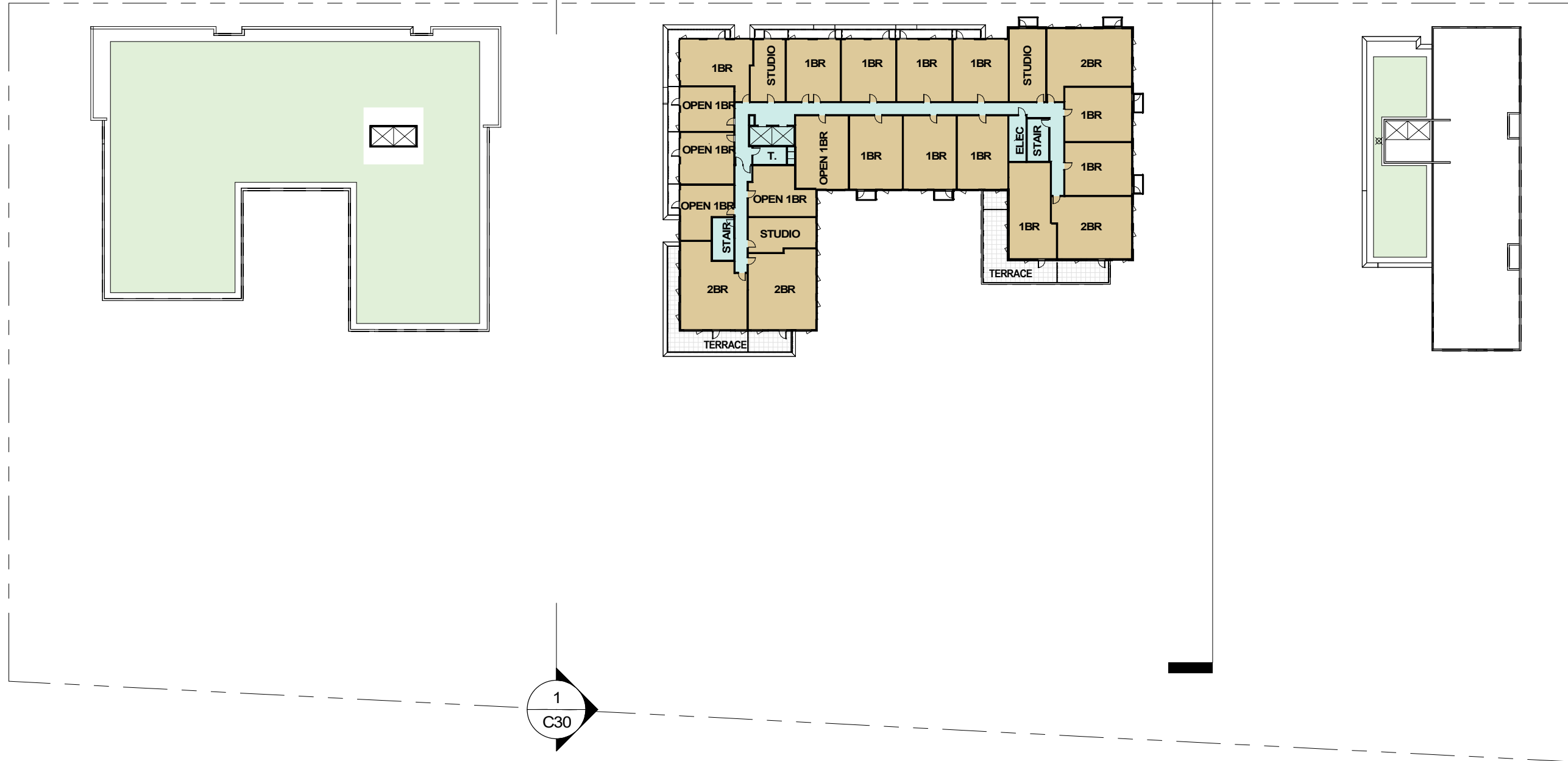
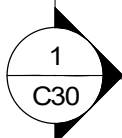
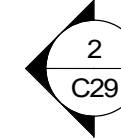
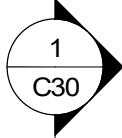
PARCEL 3



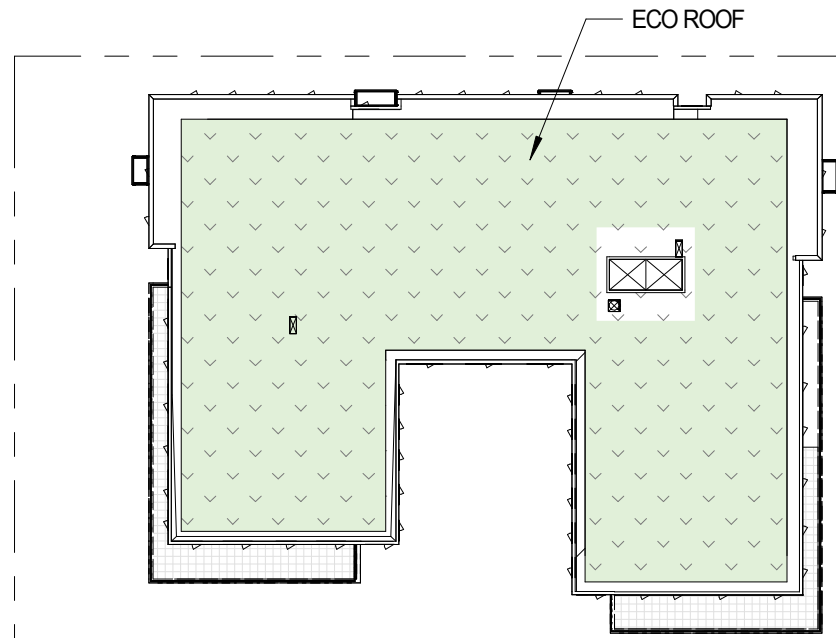
PARCEL 1

PARCEL 2

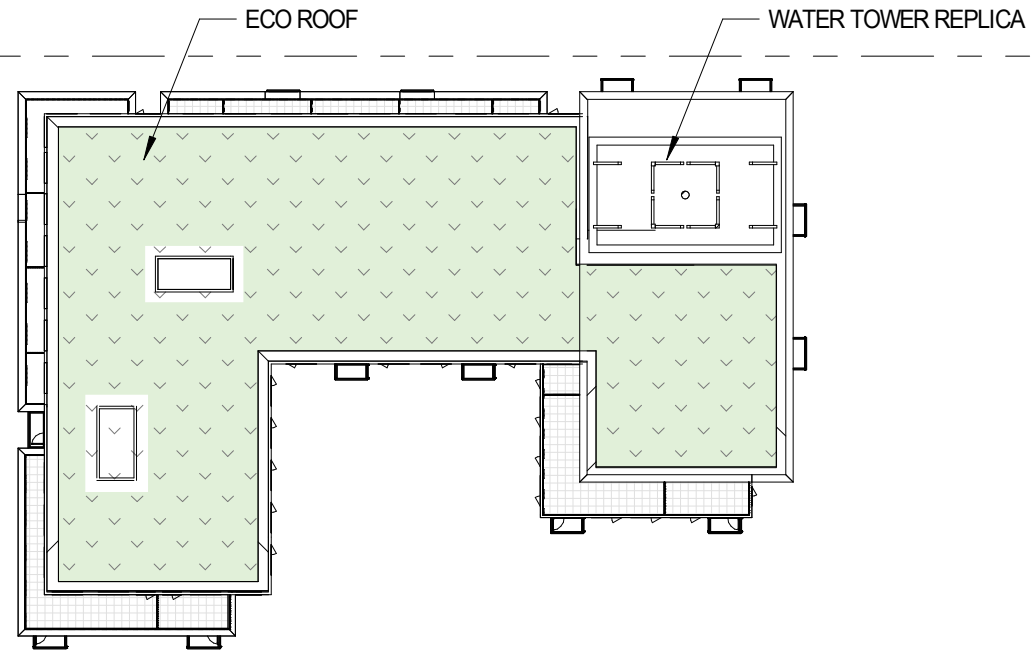
PARCEL 3



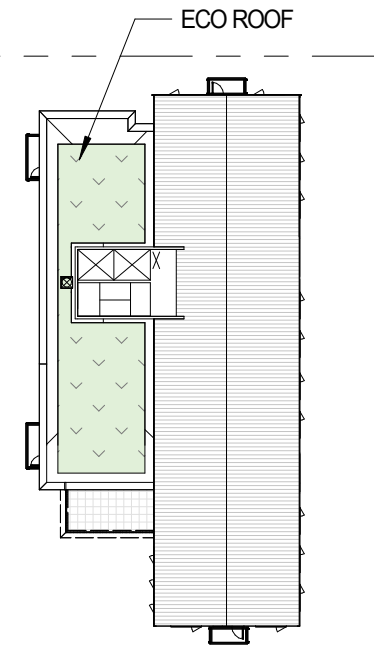
PARCEL 1



PARCEL 2



PARCEL 3





PARCEL 3

PLAZA

PARCEL 2

TANNER WOONERF

PARCEL 1

PEDWAY

















METAL WALL SIDING
COLOR 2

VINYL WINDOW

METAL BALCONY

BRICK COLOR 1

WATER TOWER
REPLICA

BRICK COLOR 1

METAL BALCONY

METAL WALL SIDING
COLOR 2

METAL WALL PANEL
COLOR 3

12'-9"

11'-3"

10'-3"

10'-3"

10'-3"

10'-3"

15'-0"

PARCEL 2 ROOF
103'-11"

PARCEL 2 LV 6
91'-2"

PARCEL 2 LV 5
79'-11"

PARCEL 2 LV 4
69'-8"

PARCEL 2 LV 3
59'-5"

PARCEL 2 LV 2
49'-2"

PARCEL 2 LV 1
34'-2"









BRICK COLOR 3

VINYL WINDOW

FUTURE PEDESTRIAN BRIDGE

METAL WALL SIDING COLOR 4

METAL WALL PANEL COLOR 3

METAL BALCONY

VINYL WINDOW

STEEL CANOPY

PARCEL 3 ROOF
91'-11"

PARCEL 3 LV 5
79'-11"

PARCEL 3 LV 4
68'-8"

PARCEL 3 LV 3
58'-5"

PARCEL 3 LV 2
48'-2"

PARCEL 3 LV 1
33'-2"

30'-0"

12'-0"

11'-3"

10'-3"

10'-3"

15'-0"

0' 10' 25' 50' 75'









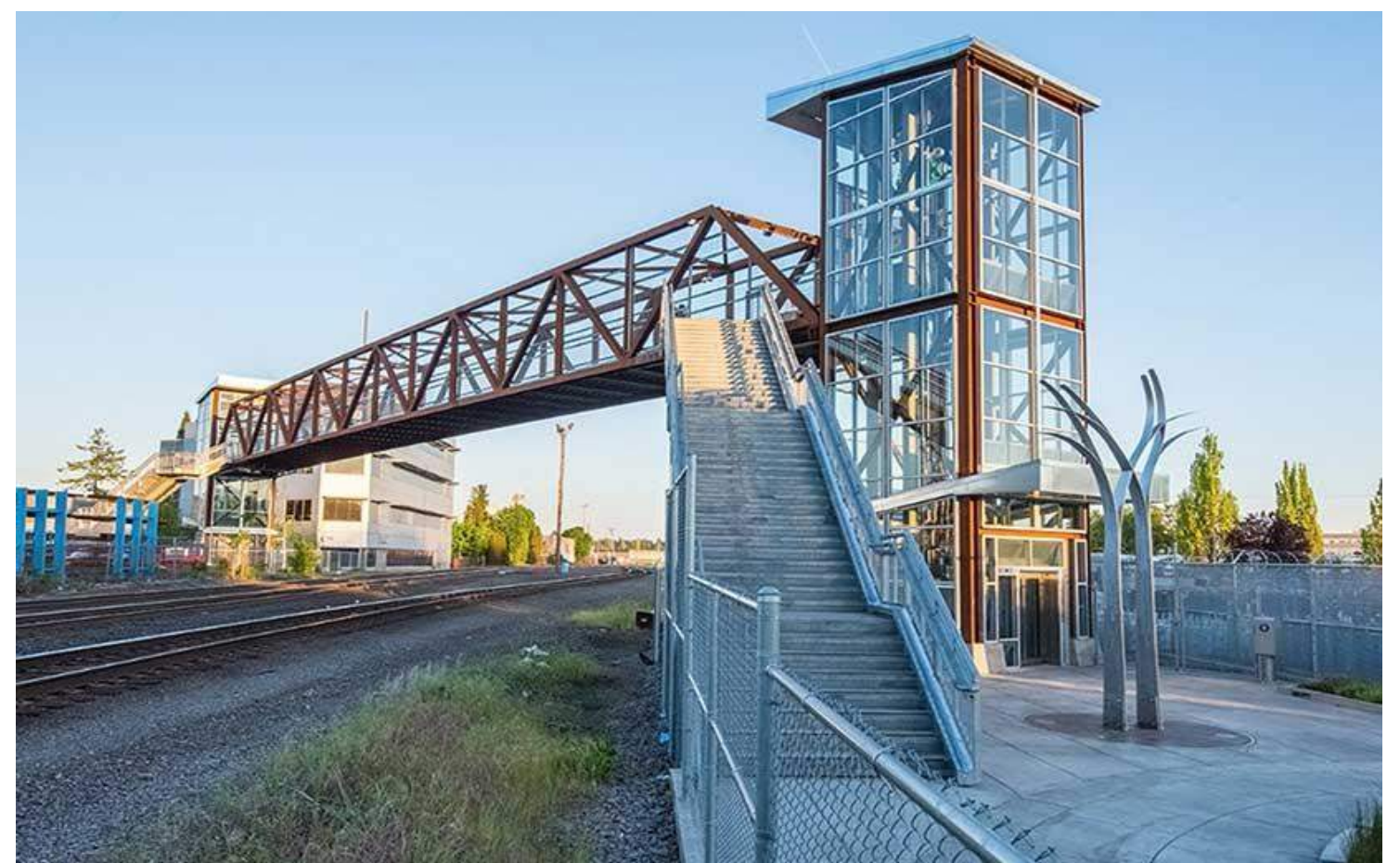












	A	B	C	D	E	F
	ENDORSEMENT	INFO1	INFO2	NAME	ADDRESS/IO ADDRESS	CITY/STATE/ZIP/ADDRESS2
1	RETURN SERVICE REQUESTED			KOPECKY GREGORY F & HIGGI	1000 PENNSYLVANIA AVE #3	SAN FRANCISCO CA 94107
2	RETURN SERVICE REQUESTED			YANO SEIJI TR	10020 SW 141ST AVE	BEAVERTON OR 97008
3	RETURN SERVICE REQUESTED			BALOO NORTHWEST LLC	1005 PORTOLA RD	PORTOLA VALLEY CA 94028-7210
4	RETURN SERVICE REQUESTED			INGLIS JUDITH C TR	1010 NORTHSHORE RD	LAKE OSWEGO OR 97034-3760
5	RETURN SERVICE REQUESTED			ENCORE CONDOMINIUMS OWNER	1022 NW MARSHALL ST #2	PORTLAND OR 97209-2989
6	RETURN SERVICE REQUESTED			ZAVA DAVID T	1025 NW COUCH ST #1514	PORTLAND OR 97209
7	RETURN SERVICE REQUESTED			KANG PETER K & KANG HEASO	1025 NW COUCH ST #619	PORTLAND OR 97209
8	RETURN SERVICE REQUESTED			PEDDIREDDY ESHA	1035 PINE ST #302	SAN FRANCISCO CA 94109-5010
9	RETURN SERVICE REQUESTED			KUSSMAN DONALD L & KUSSMA	10614 NE 30TH AVE	VANCOUVER WA 98686
10	RETURN SERVICE REQUESTED			MILLER KIBBEN K TR & EMER	10645 N ORACLE RD #121 PMB 334	ORO VALLEY AZ 85737-9388
11	RETURN SERVICE REQUESTED			ENRIGHT BRIAN J	10713 NE 156TH AVE	VANCOUVER WA 98682
12	RETURN SERVICE REQUESTED			WYNN KYLIE	10744 BLACKROCK CANYON AVE	LAS VEGAS NV 89166
13	RETURN SERVICE REQUESTED			PEARL CONDO RENTALS LLC	1075 NW NORTHTRUP ST #1314	PORTLAND OR 97209
14	RETURN SERVICE REQUESTED			TIMOTHY J KUZMA REV TR	1075 NW NORTHTRUP ST #916	PORTLAND OR 97209
15	RETURN SERVICE REQUESTED			MIRACAT LLC	110 WINDSAIL POINTE	FAYETTEVILLE GA 30215
16	RETURN SERVICE REQUESTED			MURRAY CHRISTOPHER D	111 GALLATIN DR #A	BOZEMAN MT 59718
17	RETURN SERVICE REQUESTED			BLOCK 20 CORP	1111 NW PETTYGROVE ST	PORTLAND OR 97209-2483
18	RETURN SERVICE REQUESTED			DE LAGE LANDEN FINANCIAL	1111 OLD EAGLE SCHOOL ROAD	WAYNE PA 19087
19	RETURN SERVICE REQUESTED			PORTLAND CITY OF	1120 SW 5TH AVE #858	PORTLAND OR 97204-1912
20	RETURN SERVICE REQUESTED			ELGIN MAROON TR	11351 DISCOVERY VIEW DR #308	ANCHORAGE AK 99515
21	RETURN SERVICE REQUESTED			AUSTRIA FAMILY TR	11356 SW ARTESA CT	PORTLAND OR 97225
22	RETURN SERVICE REQUESTED			MARY ANN CARLSON REV LIV	1140 NW 12TH ST	LINCOLN CITY OR 97367
23	RETURN SERVICE REQUESTED			BAVASI FAM TR	1141 N WAKONDA ST	FLAGSTAFF AZ 86004
24	RETURN SERVICE REQUESTED			BERKOWITZ PHYLLIS TR & BE	115 RIVER RD #5	COS COB CT 06807-2505
25	RETURN SERVICE REQUESTED			PENNESI MARK	1150 NW QUIMBY ST	PORTLAND OR 97209
26	RETURN SERVICE REQUESTED			PARK MARIE A	1150 NW QUIMBY ST #1006	PORTLAND OR 97209
27	RETURN SERVICE REQUESTED			CHYAU EDWARD K & WANG HUE	1150 NW QUIMBY ST #31	PORTLAND OR 97209-2485
28	RETURN SERVICE REQUESTED			COUGHLAN CHRISTIAN & COUG	1150 NW QUIMBY ST #1010	PORTLAND OR 97209-2490
29	RETURN SERVICE REQUESTED			FENG CHUNG-CHING	1150 NW QUIMBY ST #1202	PORTLAND OR 97209-2490
30	RETURN SERVICE REQUESTED			LI YINGCONG	1150 NW QUIMBY ST #1204	PORTLAND OR 97209-2490
31	RETURN SERVICE REQUESTED			BOZICH LIV TR	1150 NW QUIMBY ST #1302	PORTLAND OR 97209-2490
32	RETURN SERVICE REQUESTED			FTH OWEN REVOCABLE TRUST	1150 NW QUIMBY ST #1406	PORTLAND OR 97209-2491
33	RETURN SERVICE REQUESTED			GULICK-SCHLEGEL TR	1150 NW QUIMBY ST #1504	PORTLAND OR 97209-2491
34	RETURN SERVICE REQUESTED			JESSICA YESIM KAMAN LIV T	1150 NW QUIMBY ST #1702	PORTLAND OR 97209-2491
35	RETURN SERVICE REQUESTED			BECKER MELINDA G	1150 NW QUIMBY ST #1806	PORTLAND OR 97209-2492
36	RETURN SERVICE REQUESTED			CHARLES T RAHAIM LIVING T	1150 NW QUIMBY ST #206	PORTLAND OR 97209-2488
37	RETURN SERVICE REQUESTED			BLANK ALAN R & STERNFIELD	1150 NW QUIMBY ST #2110	PORTLAND OR 97209-2492
38	RETURN SERVICE REQUESTED			SHAH ANUP J & LIN KIMBERLY	1150 NW QUIMBY ST #222	PORTLAND OR 97209-2488
39	RETURN SERVICE REQUESTED			SNIDER JULIE R	1150 NW QUIMBY ST #224	PORTLAND OR 97209-2488
40	RETURN SERVICE REQUESTED			DE LA CRUZ ROLAND V	1150 NW QUIMBY ST #324	PORTLAND OR 97209-2488
41	RETURN SERVICE REQUESTED			PHILIPPONA VICKI L	1150 NW QUIMBY ST #424	PORTLAND OR 97209-2488
42	RETURN SERVICE REQUESTED			DAVIS LELAND S III	1150 NW QUIMBY ST #432	PORTLAND OR 97209-2488
43	RETURN SERVICE REQUESTED			MONDEN BRENT M	1150 NW QUIMBY ST #440	PORTLAND OR 97209-2488
44	RETURN SERVICE REQUESTED			STERN ELLA E	1150 NW QUIMBY ST #442	PORTLAND OR 97209-2488
45	RETURN SERVICE REQUESTED			MILAM DAVID C & O'NEILL D	1150 NW QUIMBY ST #510	PORTLAND OR 97209-2488
46	RETURN SERVICE REQUESTED			CARTWRIGHT BRIAN	1150 NW QUIMBY ST #512	PORTLAND OR 97209-2488
47	RETURN SERVICE REQUESTED			JOHNSON RICHARD D & WEBER	1150 NW QUIMBY ST #526	PORTLAND OR 97209-2488
48	RETURN SERVICE REQUESTED			FIEMEWER TOMMY & FIEMEWER	1150 NW QUIMBY ST #528	PORTLAND OR 97209-2488
49	RETURN SERVICE REQUESTED			KONEY NII & ADDISON DIANE	1150 NW QUIMBY ST #530	PORTLAND OR 97209-2488
50	RETURN SERVICE REQUESTED			SANAA HUSSAIN REV TR	1150 NW QUIMBY ST #602	PORTLAND OR 97209-2489
51	RETURN SERVICE REQUESTED			PALMER SARAH R & WILLIAMS	1150 NW QUIMBY ST #610	PORTLAND OR 97209-2489
52	RETURN SERVICE REQUESTED			THOMPSON WILLIAM	1150 NW QUIMBY ST #706	PORTLAND OR 97209-2489
53	RETURN SERVICE REQUESTED			LUDWIG DAVID R & LUDWIG K	1150 NW QUIMBY ST #804	PORTLAND OR 97209-2489
54	RETURN SERVICE REQUESTED			JOHNSON RANDAL A	1150 NW QUIMBY ST #910	PORTLAND OR 97209-2489
55	RETURN SERVICE REQUESTED			KIMBERLY CAVENDISH REV TR	1150 NW QUIMBY ST #1212	PORTLAND OR 97209-2490
56	RETURN SERVICE REQUESTED			JUAREZ CAMERON D	1150 NW QUIMBY ST #1308	PORTLAND OR 97209-2490
57	RETURN SERVICE REQUESTED			GOODMAN TIMOTHY P	1150 NW QUIMBY ST #1310	PORTLAND OR 97209
58	RETURN SERVICE REQUESTED			KAHN SUZANNE L & KAHN KEV	1150 NW QUIMBY ST #2008	PORTLAND OR 97209-2492
59	RETURN SERVICE REQUESTED			PHILLIPS PHILLIP D & NYE	1150 NW QUIMBY ST #326	PORTLAND OR 97209
60	RETURN SERVICE REQUESTED			HEIDI LOUISE HARPER TR	1150 NW QUIMBY ST #334	PORTLAND OR 97209
61	RETURN SERVICE REQUESTED			JOHNSON VISTA CONDO LLC	1150 NW QUIMBY ST #410	PORTLAND OR 97209
62	RETURN SERVICE REQUESTED			BAGDADE PHILIP	1150 NW QUIMBY ST #422	PORTLAND OR 97209
63	RETURN SERVICE REQUESTED			VARADARAJAN NISHA	1150 NW QUIMBY ST #608	PORTLAND OR 97209-2489
64	RETURN SERVICE REQUESTED			FIRTH RICHARD & DOOLAN AN	1150 NW QUIMBY ST #906	PORTLAND OR 97209
65	RETURN SERVICE REQUESTED			SHAMIR KARKAL REV TR	1150 NW QUIMBY ST #506	PORTLAND OR 97209
66	RETURN SERVICE REQUESTED			EDDINGS MARC R & EDDINGS	1150 NW QUIMBY ST #532	PORTLAND OR 97209
67	RETURN SERVICE REQUESTED			FEHP PROPERTIES LLC	1208 SW DAVENPORT ST	PORTLAND OR 97201
68	RETURN SERVICE REQUESTED			HELLER MELVYN TR & HELLER	12103 N 114TH WAY	SCOTTSDALE AZ 85259-2615
69	RETURN SERVICE REQUESTED			FAREDES DIANA	12119 NW WELSH DR	PORTLAND OR 97229-8333
70	RETURN SERVICE REQUESTED			FRANCK MITERNIQUE TR & PE	12220 SW 1ST ST	BEAVERTON OR 97005
71	RETURN SERVICE REQUESTED			CARLSON JOHN E & ESCOTE-C	1225 NW 9TH AVE #207	PORTLAND OR 97209-2886
72	RETURN SERVICE REQUESTED			ANNIE'S HOUSE RENTAL LLC	1240 NW KAINUI DR	CORVALLIS OR 97330
73	RETURN SERVICE REQUESTED					

	A	B	C	D	E	F
74	RETURN SERVICE REQUESTED			AMPERE COMPUTING LLC	1250 NW 9TH AVE #800	PORTLAND OR 97209
75	RETURN SERVICE REQUESTED			RAMACHANDRAN BANU K	12533 EQUINE LN	WELLINGTON FL 33414
76	RETURN SERVICE REQUESTED			SCHUBACK VIOLIN SHOP INC	1255 NW 9TH AVE #11	PORTLAND OR 97209
77	RETURN SERVICE REQUESTED			THERIEN DORA	1255 NW 9TH AVE #1004	PORTLAND OR 97209-2897
78	RETURN SERVICE REQUESTED			AKIHO ANDY	1255 NW 9TH AVE #1102	PORTLAND OR 97209-2897
79	RETURN SERVICE REQUESTED			FAMELA K SCHALLAU TRUST	1255 NW 9TH AVE #112	PORTLAND OR 97209-2886
80	RETURN SERVICE REQUESTED			ATKINS & DAME PINNACLE LL	1255 NW 9TH AVE #119	PORTLAND OR 97209
81	RETURN SERVICE REQUESTED			JOHN E BATES REV LIV TR	1255 NW 9TH AVE #1206	PORTLAND OR 97209
82	RETURN SERVICE REQUESTED			RICE FAMILY TR	1255 NW 9TH AVE #1301	PORTLAND OR 97209
83	RETURN SERVICE REQUESTED			BENTLEY MANDY	1255 NW 9TH AVE #209	PORTLAND OR 97209
84	RETURN SERVICE REQUESTED			ANDERSON BAYLIES TR	1255 NW 9TH AVE #217	PORTLAND OR 97209
85	RETURN SERVICE REQUESTED			MCKILLION GRACE E	1255 NW 9TH AVE #514	PORTLAND OR 97209
86	RETURN SERVICE REQUESTED			PINNACLE515LLC	1255 NW 9TH AVE #515	PORTLAND OR 97209
87	RETURN SERVICE REQUESTED			LEONIDAS JOHN & LEONIDAS	1255 NW 9TH AVE #612	PORTLAND OR 97209
88	RETURN SERVICE REQUESTED			COSGROVE GARRETT C	1255 NW 9TH AVE #806	PORTLAND OR 97209
89	RETURN SERVICE REQUESTED			RUE DUSTIN	1255 NW 9TH AVE #302	PORTLAND OR 97209
90	RETURN SERVICE REQUESTED			LINDER CAROLYN	1255 NW 9TH AVE #506	PORTLAND OR 97209
91	RETURN SERVICE REQUESTED			JOHN B DES CAMP JR TR	1255 NW 9TH AVE #516	PORTLAND OR 97209-2895
92	RETURN SERVICE REQUESTED			JACKSON SARAH	1255 NW 9TH AVE #610	PORTLAND OR 97209
93	RETURN SERVICE REQUESTED			PHILLIPS JEAN TR	1255 NW 9TH AVE #320	PORTLAND OR 97209
94	RETURN SERVICE REQUESTED			NALLAPAREDDY RITHVIK & PA	1255 NW 9TH AVE #407	PORTLAND OR 97209
95	RETURN SERVICE REQUESTED			CONCORDE TRUST & ST BOTOL	1255 NW 9TH AVE #219	PORTLAND OR 97209
96	RETURN SERVICE REQUESTED			ZEGERS PAUL & ZEGERS PHYL	1256 NW TROOST ST	ROSEBURG OR 97470
97	RETURN SERVICE REQUESTED			S#HUAI ET AL	12561 SENDA PANACEA	SAN DIEGO CA 92129-2203
98	RETURN SERVICE REQUESTED			FISCHER JEFFREY M & JOHNS	1260 NW NAITO PKWY #202	PORTLAND OR 97209-3150
99	RETURN SERVICE REQUESTED			LABADIE MATTHEW L	1260 NW NAITO PKWY #208	PORTLAND OR 97209
100	RETURN SERVICE REQUESTED			ROBERT P & NANCY A GOLDMA	1260 NW NAITO PKWY #309	PORTLAND OR 97209
101	RETURN SERVICE REQUESTED			CLARKE JESSICA A	1260 NW NAITO PKWY #310	PORTLAND OR 97209-3152
102	RETURN SERVICE REQUESTED			GARG RAJAN	1260 NW NAITO PKWY #502	PORTLAND OR 97209
103	RETURN SERVICE REQUESTED			KERN WILLIAM H	1260 NW NAITO PKWY #510	PORTLAND OR 97209-3153
104	RETURN SERVICE REQUESTED			EGGERSS LIV TR	1260 NW NAITO PKWY #601	PORTLAND OR 97209-3153
105	RETURN SERVICE REQUESTED			FERNEY RALPH R & FERNEY E	1260 NW NAITO PKWY #604	PORTLAND OR 97209
106	RETURN SERVICE REQUESTED			CAMPANA ROGER D & DRUMHEL	1260 NW NAITO PKWY #606	PORTLAND OR 97209-3154
107	RETURN SERVICE REQUESTED			EVANS MARK J TR	1260 NW NAITO PKWY #608	PORTLAND OR 97209
108	RETURN SERVICE REQUESTED			SNYDER JULIE R TR & SNYDE	1260 NW NAITO PKWY #702	PORTLAND OR 97209
109	RETURN SERVICE REQUESTED			WEISS WENDY S TR	1260 NW NAITO PKWY #705	PORTLAND OR 97209
110	RETURN SERVICE REQUESTED			PEDRICK JANE H TR	1260 NW NAITO PKWY #706	PORTLAND OR 97209-3154
111	RETURN SERVICE REQUESTED			ZUTZ MARK L	1260 NW NAITO PKWY #709	PORTLAND OR 97209-3154
112	RETURN SERVICE REQUESTED			KRONICK STUART TR	1260 NW NAITO PKWY #802	PORTLAND OR 97209
113	RETURN SERVICE REQUESTED			HAGHIGHAT KAMRAN	1260 NW NAITO PKWY #808	PORTLAND OR 97209
114	RETURN SERVICE REQUESTED			CROOKE ROBERT B TR & CROO	1260 NW NAITO PKWY #901	PORTLAND OR 97209
115	RETURN SERVICE REQUESTED			JOHN PATTERSON HAMILTON T	1260 NW NAITO PKWY #903	PORTLAND OR 97209
116	RETURN SERVICE REQUESTED			KING GORDON A & KING MARY	1260 NW NAITO PKWY #904	PORTLAND OR 97209
117	RETURN SERVICE REQUESTED			PAGANO DONALD F & PAGANO	1260 NW NAITO PKWY #905	PORTLAND OR 97209
118	RETURN SERVICE REQUESTED			MICHAEL DAVID GLEASON & M	1260 NW NAITO PKWY #410B	PORTLAND OR 97209
119	RETURN SERVICE REQUESTED			NGUYEN THUC QUYNH & SIMMO	1260 NW NAITO PKWY #507B	PORTLAND OR 97209
120	RETURN SERVICE REQUESTED			MEDURI JOSEPH J & MEDURI	1260 NW NAITO PKWY #602	PORTLAND OR 97209
121	RETURN SERVICE REQUESTED			ANNE YORK SAMSON REV TR	1260 NW NAITO PKWY #708	PORTLAND OR 97209-3154
122	RETURN SERVICE REQUESTED			HAMID MIRZA FAMILY TR	1260 NW NAITO PKWY #803	PORTLAND OR 97209-3155
123	RETURN SERVICE REQUESTED			LIANNE BANNOW REV LIV TR	1260 NW NAITO PKWY #806B	PORTLAND OR 97209-3155
124	RETURN SERVICE REQUESTED			AMY R LAWRENCE LIV TR	1260 NW NAITO PKWY #102	PORTLAND OR 97209
125	RETURN SERVICE REQUESTED			MOSSERI KARIN & PHIPPS CH	1260 NW NAITO PKWY #609	PORTLAND OR 97209-3154
126	RETURN SERVICE REQUESTED			KAWIAK ROBERT & KAWIAK MO	1260 NW NAITO PKWY #804	PORTLAND OR 97209
127	RETURN SERVICE REQUESTED			MAGUIRE PETER A TR	1288 COLUMBUS AVE #254	SAN FRANCISCO CA 94133
128	RETURN SERVICE REQUESTED			KLEIN LIV TR	12973 W RED FOX RD	FEORIA AZ 85383
129	RETURN SERVICE REQUESTED			TJAHJADI JULIUS	1305 WAYNE WAY	SAN MATEO CA 94403-1565
130	RETURN SERVICE REQUESTED			ETZEL DOUGLAS S TR & ETZE	1310 NW NAITO PKWY #1002	PORTLAND OR 97209-3162
131	RETURN SERVICE REQUESTED			SCHOLNICK MARK D TR & SCH	1310 NW NAITO PKWY #108	PORTLAND OR 97209
132	RETURN SERVICE REQUESTED			JORDAN DEE	1310 NW NAITO PKWY #113	PORTLAND OR 97209
133	RETURN SERVICE REQUESTED			BABBITT KAREN V	1310 NW NAITO PKWY #200	PORTLAND OR 97209-3163
134	RETURN SERVICE REQUESTED			HARRISON EDWARD C JR & HA	1310 NW NAITO PKWY #207	PORTLAND OR 97209
135	RETURN SERVICE REQUESTED			SAFRANEK ROBERT J & SAFRA	1310 NW NAITO PKWY #303	PORTLAND OR 97209
136	RETURN SERVICE REQUESTED			MATSUURA ANNE Y	1310 NW NAITO PKWY #307	PORTLAND OR 97209
137	RETURN SERVICE REQUESTED			JOSEPH F TROVATO REV TR &	1310 NW NAITO PKWY #308	PORTLAND OR 97209-3159
138	RETURN SERVICE REQUESTED			LAVIN ANDREW	1310 NW NAITO PKWY #309	PORTLAND OR 97209
139	RETURN SERVICE REQUESTED			DAVID L GESINGER REV TR &	1310 NW NAITO PKWY #310	PORTLAND OR 97209
140	RETURN SERVICE REQUESTED			WAGNER HEIDI K & YOUNG MI	1310 NW NAITO PKWY #409	PORTLAND OR 97209-3160
141	RETURN SERVICE REQUESTED			RUTH HEATON TR	1310 NW NAITO PKWY #410	PORTLAND OR 97209
142	RETURN SERVICE REQUESTED			EK AMY E	1310 NW NAITO PKWY #411	PORTLAND OR 97209
143	RETURN SERVICE REQUESTED			FITCH LOW FAM TR	1310 NW NAITO PKWY #412	PORTLAND OR 97209
144	RETURN SERVICE REQUESTED			BRADLEY K WALD REV TR	1310 NW NAITO PKWY #503	PORTLAND OR 97209
145	RETURN SERVICE REQUESTED			ROBERT H MOORE TR	1310 NW NAITO PKWY #505	PORTLAND OR 97209
146	RETURN SERVICE REQUESTED			CARTER ROOSEVELT & HARVEY	1310 NW NAITO PKWY #506	PORTLAND OR 97209

	A	B	C	D	E	F
147	RETURN SERVICE REQUESTED			GOURZIS JAMES T TR & GOUR	1310 NW NAITO PKWY #603	PORTLAND OR 97209
148	RETURN SERVICE REQUESTED			BETSY & GEORGE GRANGER TR	1310 NW NAITO PKWY #604	PORTLAND OR 97209-3161
149	RETURN SERVICE REQUESTED			WILLIAMS DANIEL S & WILLI	1310 NW NAITO PKWY #606	PORTLAND OR 97209
150	RETURN SERVICE REQUESTED			CHARLES W MCCONNELL TR	1310 NW NAITO PKWY #608	PORTLAND OR 97209
151	RETURN SERVICE REQUESTED			CHANDOLA ABHINAV	1310 NW NAITO PKWY #706	PORTLAND OR 97209
152	RETURN SERVICE REQUESTED			FITTS KAREN	1310 NW NAITO PKWY #709	PORTLAND OR 97209
153	RETURN SERVICE REQUESTED			LUFU VITALIE & YEN CRISTI	1310 NW NAITO PKWY #908	PORTLAND OR 97209
154	RETURN SERVICE REQUESTED			MILLER SHARON L TR	1310 NW NAITO PKWY #M203	PORTLAND OR 97209-3158
155	RETURN SERVICE REQUESTED			GREENE ROBERT E & GREENE	1310 NW NAITO PKWY #202	PORTLAND OR 97209-3158
156	RETURN SERVICE REQUESTED			PHILLIP & JEAN DAVID FAMI	1310 NW NAITO PKWY #408A	PORTLAND OR 97209-3160
157	RETURN SERVICE REQUESTED			POTTER LINDA & POTTER DON	1310 NW NAITO PKWY #809A	PORTLAND OR 97209-3162
158	RETURN SERVICE REQUESTED			MAZER LAWRENCE F & PHYLLI	1310 NW NAITO PKWY #905A	PORTLAND OR 97209-3162
159	RETURN SERVICE REQUESTED			FABINIAK TIMOTHY J & CUNN	1310 NW NAITO PKWY #1005A	PORTLAND OR 97209
160	RETURN SERVICE REQUESTED			HANN JEFFREY R & HANN SUZ	1310 NW NAITO PKWY #1007A	PORTLAND OR 97209-3163
161	RETURN SERVICE REQUESTED			COX RYAN C	1310 NW NAITO PKWY #101A	PORTLAND OR 97209
162	RETURN SERVICE REQUESTED			BAKER DOUGLAS J & BAKER L	1310 NW NAITO PKWY #705A	PORTLAND OR 97209
163	RETURN SERVICE REQUESTED			GALIZIO-METZGER FAMILY TR	1310 NW NAITO PKWY #802A	PORTLAND OR 97209
164	RETURN SERVICE REQUESTED			ROBINSON MICHAEL ANTHONY	1310 NW NAITO PKWY #406	PORTLAND OR 97209
165	RETURN SERVICE REQUESTED			CHOCK DANIEL W D & CHOCK	1324 HEULU ST #1	HONOLULU HI 96822
166	RETURN SERVICE REQUESTED			HSU STEVEN K & TO KIMVI	13275 TWIN CREEK CT	LAKE OSWEGO OR 97035
167	RETURN SERVICE REQUESTED			FITZGERALD BRIAN	13306 SE ANGUS ST	VANCOUVER WA 98683
168	RETURN SERVICE REQUESTED			OREGON STATE OF(OSU	138 STRAND AGRICULTURE HALL	CORVALLIS OR 97331-8521
169	RETURN SERVICE REQUESTED			SHEETS JOHN R TR & SHEETS	1397 NUT TREE LN	SONOMA CA 95476
170	RETURN SERVICE REQUESTED			NAITO PARKWAY LLC	14115 SE FIRCREST CT	PORTLAND OR 97236
171	RETURN SERVICE REQUESTED			OZTURKMEK CATHERINE A & O	14119 SW WALNUT CREEK WAY	TIGARD OR 97223
172	RETURN SERVICE REQUESTED			RICART RAMON A & RICART H	14226 S CANYON VINE CV	DRAPER UT 84020-5631
173	RETURN SERVICE REQUESTED			STEVEN W BROWN AND SANDRA	14232 NW MEADOWRIDGE DR	PORTLAND OR 97229
174	RETURN SERVICE REQUESTED			WILLIAMS ALAN & WILLIAMS	14347 SE 266TH AVE	KENT WA 98042
175	RETURN SERVICE REQUESTED			WILLIAMS ALAN L & WILLIAM	14347 SE 266TH ST	KENT WA 98042
176	RETURN SERVICE REQUESTED			JOHNSTONE LORI A & JOHNST	1450 SEA RIDGE DR	NEWPORT BEACH CA 92660
177	RETURN SERVICE REQUESTED			DUH CHARLIE & DUH VICKY I	146548 SW GREBE LN	BEAVERTON OR 97007
178	RETURN SERVICE REQUESTED			FASCA IOAN D	1500 SE HAWKS VIEW CT	VANCOUVER WA 98664
179	RETURN SERVICE REQUESTED			NG MICHAEL C & YUEN PATTI	1516 S 24TH CT	RIDGEFIELD WA 98642
180	RETURN SERVICE REQUESTED			BENDER STEVEN W	1526 ALKI AVE SW #401	SEATTLE WA 98116-1890
181	RETURN SERVICE REQUESTED			LEE MIN JA & LEE E#SANG	15345 SW 133RD AVE	TIGARD OR 97224
182	RETURN SERVICE REQUESTED			MATUSOW JASON P & MATUSOW	155 NW 9TH AVE #617	PORTLAND OR 97209
183	RETURN SERVICE REQUESTED			LISULOV ALEKSANDAR GRUEST	15575 SW BRISTLECONE WAY	PORTLAND OR 97223
184	RETURN SERVICE REQUESTED			WEST COAST RENTALS LLC	15650 QUARRY RD	LAKE OSWEGO OR 97035
185	RETURN SERVICE REQUESTED			HOPWOOD ROBERT K & HOPWOO	16450 NW LUCY REEDER RD	PORTLAND OR 97231
186	RETURN SERVICE REQUESTED			BAUGHER-WILCOXEN NANCY TR	1667 MONTEMAR WAY	SAN JOSE CA 95125
187	RETURN SERVICE REQUESTED			ROBERTS JEFFREY & ROBERTS	16727 LUCARNO WAY	NAPLES FL 34110
188	RETURN SERVICE REQUESTED			AOCHI FAMILY TR	1741 VIA CORTINA	SAN JOSE CA 95120
189	RETURN SERVICE REQUESTED			FRETT JOSEPH L	17447 MOUNTAIN VIEW RD	SISTERS OR 97759
190	RETURN SERVICE REQUESTED			OLINER ARON M	1755 ORO VALLEY CIR	WALNUT CREEK CA 94596
191	RETURN SERVICE REQUESTED			SAILAPPAN BHOOMA & SAILAP	18062 CLEAR BROOK CIR	BOCA RATON FL 33498
192	RETURN SERVICE REQUESTED			BERSTEIN ROBERT S TR	1880 CENTURY PARK EAST #200	LOS ANGELES CA 90067
193	RETURN SERVICE REQUESTED			SIM GARRETT & SIM MADELYN	1889 SW 144TH AVE	BEAVERTON OR 97005-2353
194	RETURN SERVICE REQUESTED			JOHNSON FAMILY TR	1900 W NICKERSON ST #116-42	SEATTLE WA 98119
195	RETURN SERVICE REQUESTED			G & P INVESCO LLC	1909 NW 40TH AVE	CAMAS WA 98607-8577
196	RETURN SERVICE REQUESTED			HURST LINDA M & HURST WIL	1942 BLACKHEATH RD	KNOXVILLE TN 37922
197	RETURN SERVICE REQUESTED			DUVALL MATTHEW & DUVALL A	195 FEATHER RIDGE DR	WOODLAND WA 98674
198	RETURN SERVICE REQUESTED			LEEDS ROBERT & LEEDS SUSAN	20 HIGHLAND AVE	SAN FRANCISCO CA 94110
199	RETURN SERVICE REQUESTED			RYAN RICHARD W	2022 CANTRALL RD	JACKSONVILLE OR 97530
200	RETURN SERVICE REQUESTED			BRAGANZA ADAM F	2025 N ALBERTA ST	PORTLAND OR 97217-3504
201	RETURN SERVICE REQUESTED			GUILFOY GEOFFREY G TR & G	2044 LOCKHART DR NW	SALEM OR 97304-1104
202	RETURN SERVICE REQUESTED			ESTERLING FAMILY LIV TR	2082 SE NEHALEM ST	PORTLAND OR 97202
203	RETURN SERVICE REQUESTED			WANG SCOTT ET AL	21521 RUNNING BRANCH RD	DIAMOND BAR CA 91765
204	RETURN SERVICE REQUESTED			ELLIS CLIFFORD & LUM PAME	2170 NW SAINT ANDREWS DR	MCMINNVILLE OR 97128
205	RETURN SERVICE REQUESTED			NAZIR ATIF	2202 8TH AVE #3802	SEATTLE WA 98121
206	RETURN SERVICE REQUESTED			HANSEN JEFFREY J & BARASH	2215 BROADWAY ST	VANCOUVER WA 98663
207	RETURN SERVICE REQUESTED			RUSSINA BRYAN	225 N COLUMBUS DR #7306	CHICAGO IL 60601
208	RETURN SERVICE REQUESTED			DIANE L HERMAN REV TR	23355 QUENTIN AVE N	SCANDIA MN 55073
209	RETURN SERVICE REQUESTED			LIN MENG JANG	2373 NW 185TH AVE PMB 511	HILLSBORO OR 97124
210	RETURN SERVICE REQUESTED			LARSON ANNIE M TR & LARSO	23894 SW NEWLAND RD	WILSONVILLE OR 97070
211	RETURN SERVICE REQUESTED			VANDEHEY KENNETH W & VAND	2435 NW 13TH ST	CORVALLIS OR 97330-1433
212	RETURN SERVICE REQUESTED			WILSON GREGORY S TR & WIL	2438 HOPKINS AVE	REDWOOD CITY CA 94062-2158
213	RETURN SERVICE REQUESTED			HARRIS HOFFMAN & JOAN GRA	2475 VAN NESS ST	EUGENE OR 97403
214	RETURN SERVICE REQUESTED			DELKIN JEFFREY L & SPEITH	25 NW 23RD PL #6 PMB 417	PORTLAND OR 97210-5580
215	RETURN SERVICE REQUESTED			HUANG SHING-TAI & HUANG C	2535 LORINDA CT	WEST LINN OR 97068
216	RETURN SERVICE REQUESTED			AARONSON ALEX	2598 CRATER LAKE AVE	MEDFORD OR 97504
217	RETURN SERVICE REQUESTED			YUAN MARK & XU SAIJING	264 LAKE AVE	NEWTON MA 2461
218	RETURN SERVICE REQUESTED			HELLAND STEVEN M & HELLAN	2660 NE HWY 20 #610 PMB 100	BEND OR 97701-6403
219	RETURN SERVICE REQUESTED			GREENE WILLIAM & GREENE S	268 247TH PL NE	SAMMAMISH WA 98074-3484

	A	B	C	D	E	F
220	RETURN SERVICE REQUESTED			MCBRIDE FAMILY TR	2816 SOMBROSA ST	CARLSBAD CA 92009
221	RETURN SERVICE REQUESTED			TESS JOHN M & SWEITZER TI	2874 NW CUMBERLAND RD	PORTLAND OR 97209
222	RETURN SERVICE REQUESTED			CROWELL GEORGE	2882 NW FAIRFAX TER	PORTLAND OR 97210
223	RETURN SERVICE REQUESTED			BULT ADAM	2994 KEDLESTON ST	LAS VEGAS NV 89135
224	RETURN SERVICE REQUESTED			DOSLU LISA A & DOSLU KURT	3 GARIBALDI ST	LAKE OSWEGO OR 97035
225	RETURN SERVICE REQUESTED			MCPEAKE DOMINICK A	3037 AVELLANO DR	WALNUT CREEK CA 94598-3808
226	RETURN SERVICE REQUESTED			BASCUE JAMES C	3049 SW 36TH AVE	PORTLAND OR 97221
227	RETURN SERVICE REQUESTED			LEBARON DANIEL D & LEBARO	305 SE CHKALOV DR #111-178	VANCOUVER WA 98683
228	RETURN SERVICE REQUESTED			SCATENA VALERIE M TR & HE	3055 NW YEON AVE PMB 742	PORTLAND OR 97210
229	RETURN SERVICE REQUESTED			FONG PETER S & CHIANG KA	3062 SW FLOWER TERR	PORTLAND OR 97239
230	RETURN SERVICE REQUESTED			SHEPARD JOHN S &EVANS CA	3090 N WILLOW CREEK DR	TUCSON AZ 85712
231	RETURN SERVICE REQUESTED			KRAGER SCOTT B	31 COWLITZ ST #302	ST HELENS OR 97051
232	RETURN SERVICE REQUESTED			SISSEL TIM & SISSEL ALLIS	3146 NW 29TH ST	CORVALLIS OR 97330-3565
233	RETURN SERVICE REQUESTED			MELTON BROOKE	320 JUNIPERO PLZ	SANTA BARBARA CA 93105-3604
234	RETURN SERVICE REQUESTED			BALTUS RICHARD A	323 W CHAPMAN AVE	ROSEBURG OR 97470
235	RETURN SERVICE REQUESTED			SCC PORTLAND PINNACLE LLC	3300 ENTERPRISE PKWY	BEACHWOOD OH 44122
236	RETURN SERVICE REQUESTED			MYRON KRAUSE LIV TR	3300 NE 128TH AVE	PORTLAND OR 97230-1558
237	RETURN SERVICE REQUESTED			GIST REMPLE FAMILY TR	333 NW 9TH AVE #804	PORTLAND OR 97209-3340
238	RETURN SERVICE REQUESTED			WATKIS CLINTON J JR	335 NW 76TH ST	SEATTLE WA 98117
239	RETURN SERVICE REQUESTED			NAGAMOTO TOSHIO & BARTLE	3368 NW SWALLOW DR	CORVALLIS OR 97330
240	RETURN SERVICE REQUESTED			HILLCREST VENTURES LLC	340 SUTTER ST	SAN FRANCISCO CA 94108
241	RETURN SERVICE REQUESTED			YANG TOM & DACKLIN SARA B	3407 GRAND VIEW BLVD	LOS ANGELES CA 90066
242	RETURN SERVICE REQUESTED			LARSEN GREGORY TR & MEDIN	3416 MCKINLEY VILLAGE WAY	SACRAMENTO CA 95816
243	RETURN SERVICE REQUESTED			GIESE KAREN L	3423 NE 21ST AVE	PORTLAND OR 97212
244	RETURN SERVICE REQUESTED			LIQMAN SALMAN	3436 SW RIDGE DR	PORTLAND OR 97219
245	RETURN SERVICE REQUESTED			STEEN MICHAEL H	3664 NW THURMAN ST	PORTLAND OR 97210
246	RETURN SERVICE REQUESTED			RAMAMURTHI RAJKUMAR &RAMA	3690 LEXINGTON DR	DOYLESTOWN PA 18902
247	RETURN SERVICE REQUESTED			SA LLC #1	3691 MAYBERRY DR	RENO NV 89509-2126
248	RETURN SERVICE REQUESTED			CHANG &PENG LIV TR	4012 NW MCGRATH CT	PORTLAND OR 97229
249	RETURN SERVICE REQUESTED			DURKHEIMER JOHN TR ET AL	4107 NW 118TH CIR	VANCOUVER WA 98685
250	RETURN SERVICE REQUESTED			TORRES REV TR	4119 N MICHIGAN AVE	PORTLAND OR 97217
251	RETURN SERVICE REQUESTED			MITCHELL B SHIFRIN 2019 R	4206 GREENBUSH RD	CHARLOTTE VT 5445
252	RETURN SERVICE REQUESTED			JOAQUIN Y GARCIA FINK & J	4316 SE 179TH CT	VANCOUVER WA 98683
253	RETURN SERVICE REQUESTED			HILLAS JAMES M	4324 NE 26TH AVE	PORTLAND OR 97211-6506
254	RETURN SERVICE REQUESTED			SUMMIT PROPERTIES INC	4380 S MACADAM AVE #330	PORTLAND OR 97239-6427
255	RETURN SERVICE REQUESTED			AUDE CHARLES B	4435 NE 47TH AVE	PORTLAND OR 97218
256	RETURN SERVICE REQUESTED			P949 LLC	445 PARK AVE 5TH FLR	NEW YORK NY 10022-8603
257	RETURN SERVICE REQUESTED			DRUMMOND REV TR	44838 DORAL DR	INDIAN WELLS CA 92210
258	RETURN SERVICE REQUESTED			BOGNAR STEPHAN	450 S PALATINE HILL RD	PORTLAND OR 97219-8194
259	RETURN SERVICE REQUESTED			1150 NW QUIMBY LLC	4525 RESEDA BLVD	TARZANA CA 91356
260	RETURN SERVICE REQUESTED			AYHLLOM JOSE	4528 SE MELDRUM AVE	MILWAUKIE OR 97267
261	RETURN SERVICE REQUESTED			VISTAPEARL GROUP LLC	4549 SW SCHOLLS FERRY RD	PORTLAND OR 97225-1942
262	RETURN SERVICE REQUESTED			AUSTIN PULLE & LISA CHILE	455 N LA CUMBRE RD	SANTA BARBARA CA 93110
263	RETURN SERVICE REQUESTED			LO FAMILY TR	46 HOLLINWOOD	IRVINE CA 92618
264	RETURN SERVICE REQUESTED			MURDOCH ANDREW T	4600 S KELLY AVE	PORTLAND OR 97239-4220
265	RETURN SERVICE REQUESTED			KATHERINE M PACKIUZ TR	4832 NW PROMENADE TER #320	PORTLAND OR 97229-0982
266	RETURN SERVICE REQUESTED			BATARAGS ROBERTS R & BATA	50 LOCUST LN	UPPER SADDLE RIVER NJ 7458
267	RETURN SERVICE REQUESTED			OYARZ#REV LIV TR	5230 EOALA DR NW	SALEM OR 97304
268	RETURN SERVICE REQUESTED			CHURCH EMILY	527 N ST	ANCHORAGE AK 99501
269	RETURN SERVICE REQUESTED			ORENSTEIN ROBERT S & PFAU	5280 E MISSION HILL DR	TUCSON AZ 85718
270	RETURN SERVICE REQUESTED			AJ FAMILY TR	5419 SW SCHOLLS FERRY RD	PORTLAND OR 97225
271	RETURN SERVICE REQUESTED			DAVIS CRAIG	5430 SUR MER DR	EL DORADO HILLS CA 95762-7653
272	RETURN SERVICE REQUESTED			GARY & JOYCE HOFFMAN FAMI	5525 SE SCENIC LN #300	VANCOUVER WA 98661
273	RETURN SERVICE REQUESTED			CASA PERLA LLC	5600 SW WILBARD ST	PORTLAND OR 97219
274	RETURN SERVICE REQUESTED			TIMBANARD JO ANN TR	5635 E LINCOLN #17	PARADISE VALLEY AZ 85253
275	RETURN SERVICE REQUESTED			MADELINE R WEISS REV TRUS	5711 BENT BRANCH RD	BETHESDA MD 20816
276	RETURN SERVICE REQUESTED			SHOEMAKER STEPHEN J & AUB	575 CITY VIEW BLVD	SPRINGFIELD OR 97477
277	RETURN SERVICE REQUESTED			DEVONNE L DALEY 2006 TRUS	578 WASHINGTON BLVD #410	MARINA DEL REY CA 90292-5442
278	RETURN SERVICE REQUESTED			CUBAR JANET	5801 NICHOLSON LN #1404	ROCKVILLE MD 20852-5726
279	RETURN SERVICE REQUESTED			KNECHT GREGORY L & KNECHT	584 STABLE RD #B	PAIA HI 96779-9755
280	RETURN SERVICE REQUESTED			SHIRAZI SIAMAK F	5935 WILLOW LN	LAKE OSWEGO OR 97035-5344
281	RETURN SERVICE REQUESTED			JAYARAM T H & DUPONT-LAUR	6022 VINEYARD CREEK LN	PORTER TX 77365-6696
282	RETURN SERVICE REQUESTED			KOCAOGLU TIMUR U	61 JANE ST #9J	NEW YORK NY 10014-5157
283	RETURN SERVICE REQUESTED			RON & LAURA L FRITZ REV T	61472 DRYER CT	BEND OR 97702
284	RETURN SERVICE REQUESTED			DILLON DENNIS	635 SE HAWTHORNE BLVD	PORTLAND OR 97214
285	RETURN SERVICE REQUESTED			CHAN KA PING	666 N THOMPSON ST	PORTLAND OR 97227-1821
286	RETURN SERVICE REQUESTED			LEE ROY Y & LEE RUTH H	685 20TH AVE	SAN FRANCISCO CA 94121-3831
287	RETURN SERVICE REQUESTED			JUDY L SHIH 2020 REV INTE	696 MAIN ST #504	WALTHAM MA 2451
288	RETURN SERVICE REQUESTED			TANIELIAN ARAM A TR-1/2 &	7013 CHERTY DR	RCH PALOS VRD CA 90275-2916
289	RETURN SERVICE REQUESTED			SAMPSON FRANK &SAMPSON K	706 5TH ST	LAKE OSWEGO OR 97034
290	RETURN SERVICE REQUESTED			MIYAGUCHI LANCE T & MI	720 KAPIOLANI BLVD #603	HONOLULU HI 96813
291	RETURN SERVICE REQUESTED			KIM MOON DO & KIM JOUNG H	720 ZWISSIG WAY	UNION CITY CA 94587
292	RETURN SERVICE REQUESTED			YANCE INTEREST LLC	7286 SW 146TH ST CIR	PALMETTO BAY FL 33158

	A	B	C	D	E	F
293	RETURN SERVICE REQUESTED			MALIN ELIZABETH & MALIN	75 SE YAMHILL ST #201	PORTLAND OR 97214
294	RETURN SERVICE REQUESTED			ROSENBERG PATRICIA L TR	760 SW 9TH AVE #1900	PORTLAND OR 97205
295	RETURN SERVICE REQUESTED			GREENFIELD ELLIS TR	768 N WISTERIA WAY	IVINS UT 84738-6317
296	RETURN SERVICE REQUESTED			GULHATI NITESH	7837 NE CAITLIN ST	HILLSBORO OR 97006
297	RETURN SERVICE REQUESTED			BRIDGE PHILLIP C & BRIDGE	800 NE TENNEY RD #110 PMB 551	VANCOUVER WA 98685-2899
298	RETURN SERVICE REQUESTED			TAYLOR SCOTT EUGENE &CAST	803 SE 202ND CT	CAMAS WA 98607
299	RETURN SERVICE REQUESTED			FINNACLE CONDOMINIUMS OWN	809 NW 11TH AVE	PORTLAND OR 97209
300	RETURN SERVICE REQUESTED			WILLIAMS DOUGLAS C	812 16TH ST #7	SANTA MONICA CA 90403
301	RETURN SERVICE REQUESTED			BORTOLUSSI GREGORY A TR &	812 PRADERA WAY	SAN RAMON CA 94583-5366
302	RETURN SERVICE REQUESTED			JOHN MARTIN FISCHER & TIN	821 S UNIVERSITY DR	RIVERSIDE CA 92507
303	RETURN SERVICE REQUESTED			EMRICK JOHN R TR & EMRICK	840 SW TOUCHMARK WAY #289	PORTLAND OR 97225
304	RETURN SERVICE REQUESTED			BEAUCHAMP MARK	844 W 35TH PL	EUGENE OR 97405
305	RETURN SERVICE REQUESTED			LEE KAILIN	849 F AVE	LAKE OSWEGO OR 97034-2252
306	RETURN SERVICE REQUESTED			CAMPBELL DEREK &SMITH-CAM	8500 SW CECILIA TER	PORTLAND OR 97223
307	RETURN SERVICE REQUESTED			WU FENG-JUNG & WU CHI-CHE	852 PASTUREVIEW DR	BATON ROUGE LA 70810
308	RETURN SERVICE REQUESTED			WOODBURY ASCOT LLC	860 SNOW CREEK CANYON	PALM DESERT CA 92211
309	RETURN SERVICE REQUESTED			REANDEAU TRACI L	8715 N TYNDALL AVE	PORTLAND OR 97217-7027
310	RETURN SERVICE REQUESTED			MCQUEEN ANTHONY MARK & MC	877 E CHARDIE RD	BOISE ID 83702
311	RETURN SERVICE REQUESTED			BERGIN PATRICK & BERGIN A	887 W 35TH PL	EUGENE OR 97405
312	RETURN SERVICE REQUESTED			VAN AKEN FAMILY TRUST	9057 TARMAC WAY	FAIR OAKS CA 95628-8144
313	RETURN SERVICE REQUESTED			VAN DER MERWE FAMILY TR	9103 ALTA DR #301	LAS VEGAS NV 89145
314	RETURN SERVICE REQUESTED			SERGEANT BRADLEY &SERGEAN	922 NW 11TH AVE #606	PORTLAND OR 97209-2778
315	RETURN SERVICE REQUESTED			GOLDMAN DANIEL & GOLDMAN	922 STATE ST	HOOD RIVER OR 97031
316	RETURN SERVICE REQUESTED			TINDELL PHIL F & TINDELL	9290 E THOMPSON PEAK PKWY #445	SCOTTSDALE AZ 85255
317	RETURN SERVICE REQUESTED			UNTERBERGER KATE H	930 NW 12TH AVE #329	PORTLAND OR 97209
318	RETURN SERVICE REQUESTED			1481 NW 11TH AVE LLC	937 NW GLISAN ST #1632	PORTLAND OR 97209
319	RETURN SERVICE REQUESTED			HOOPER STEVEN L & HOOPER	94246 W HERITAGE HILLS RD	NORTH BEND OR 97459
320	RETURN SERVICE REQUESTED			MUNRO W PITT TR	9449 SW OLD HIGHWAY 47	GASTON OR 97119
321	RETURN SERVICE REQUESTED			DAVIS LELAND S III	949 NW OVERTON ST #1213	PORTLAND OR 97209-3275
322	RETURN SERVICE REQUESTED			MACMILLAN ANDREW	949 NW OVERTON ST #1013	PORTLAND OR 97209-3273
323	RETURN SERVICE REQUESTED			WENZEL PETER M	949 NW OVERTON ST #102	PORTLAND OR 97209
324	RETURN SERVICE REQUESTED			JONES KRISTIN TERESE	949 NW OVERTON ST #1112	PORTLAND OR 97209-3274
325	RETURN SERVICE REQUESTED			IM ALICE	949 NW OVERTON ST #1208	PORTLAND OR 97209-3275
326	RETURN SERVICE REQUESTED			ADAMS MAGDALEN	949 NW OVERTON ST #1213	PORTLAND OR 97209
327	RETURN SERVICE REQUESTED			SHAH NEEL	949 NW OVERTON ST #1301	PORTLAND OR 97209-3275
328	RETURN SERVICE REQUESTED			BOYD B BRAKKEN TR	949 NW OVERTON ST #1315	PORTLAND OR 97209-3277
329	RETURN SERVICE REQUESTED			BLISS NATHANIEL J	949 NW OVERTON ST #1408	PORTLAND OR 97209-3277
330	RETURN SERVICE REQUESTED			KATHERINE M BAKER REV LIV	949 NW OVERTON ST #1501	PORTLAND OR 97209
331	RETURN SERVICE REQUESTED			VO CAMILLE & GIGLIO ADRIA	949 NW OVERTON ST #511	PORTLAND OR 97209
332	RETURN SERVICE REQUESTED			HUBER MICHAEL P	949 NW OVERTON ST #601	PORTLAND OR 97209
333	RETURN SERVICE REQUESTED			GORDON JOSHUA A & GORDON	949 NW OVERTON ST #706	PORTLAND OR 97209-3270
334	RETURN SERVICE REQUESTED			BARBARA S GOTTSCHALK REV	949 NW OVERTON ST #814	PORTLAND OR 97209-3272
335	RETURN SERVICE REQUESTED			GARCIA ALEJANDRO C	949 NW OVERTON ST #1001	PORTLAND OR 97209
336	RETURN SERVICE REQUESTED			FERGUSON TERESA L & FERGU	949 NW OVERTON ST #1015	PORTLAND OR 97209
337	RETURN SERVICE REQUESTED			AFGHAN SARA F	949 NW OVERTON ST #1107	PORTLAND OR 97209
338	RETURN SERVICE REQUESTED			WEST JORDAN	949 NW OVERTON ST #1311	PORTLAND OR 97209-3277
339	RETURN SERVICE REQUESTED			YANG RAN & MAO LILY	949 NW OVERTON ST #1313	PORTLAND OR 97209
340	RETURN SERVICE REQUESTED			HIGGINS JAMES M	949 NW OVERTON ST #1514	PORTLAND OR 97209-3278
341	RETURN SERVICE REQUESTED			BARNES LISA & MAYBEN BARB	949 NW OVERTON ST #307	PORTLAND OR 97209
342	RETURN SERVICE REQUESTED			GRIMES PAUL	949 NW OVERTON ST #710	PORTLAND OR 97209
343	RETURN SERVICE REQUESTED			MEEHAN WENDY S	949 NW OVERTON ST #801	PORTLAND OR 97209
344	RETURN SERVICE REQUESTED			STUDER BRUCE & STUDER MOL	949 NW OVERTON ST #802	PORTLAND OR 97209-3271
345	RETURN SERVICE REQUESTED			JAMES RICHARD	949 NW OVERTON ST #810	PORTLAND OR 97209
346	RETURN SERVICE REQUESTED			MCWAN SPENCER	949 NW OVERTON ST #815	PORTLAND OR 97209
347	RETURN SERVICE REQUESTED			FINLAYSON BRIAN & WARREN	949 NW OVERTON ST #905	PORTLAND OR 97209-3272
348	RETURN SERVICE REQUESTED			KEAVENEY MARTHA C	95 HOBSON ST #14A	SAN JOSE CA 95110
349	RETURN SERVICE REQUESTED			MAGGIO FREDERICK R JR	97173 MORGANS WAY	YULEE FL 32097
350	RETURN SERVICE REQUESTED			YOUNG KWAI S & YOUNG NORM	98-638 KUINI ST	ATEA HI 96701
351	RETURN SERVICE REQUESTED			BONNIE KIYOKO ARAKAWA REV	99-1252 A AIEA HEIGHTS DR	ATEA HI 96701
352	RETURN SERVICE REQUESTED			C JOSEPH VANHAVERBEKE TR	9999 SW WILSHIRE ST #104	PORTLAND OR 97225
353	RETURN SERVICE REQUESTED			SUE ROBERT & SUE LISA	PO BOX 105	GREAT FALLS VA 22066
354	RETURN SERVICE REQUESTED			BEDFORD LLC	PO BOX 1098	JACKSON WY 83001
355	RETURN SERVICE REQUESTED			YUAN PEIXI	PO BOX 12567	PORTLAND OR 97212-0567
356	RETURN SERVICE REQUESTED			KASSAB-BARKER JOINT TR	PO BOX 1373	MANZANITA OR 97130
357	RETURN SERVICE REQUESTED			PACIFIC MOBILE STRUCTURES	PO BOX 1404	CHEHALIS WA 98532
358	RETURN SERVICE REQUESTED			ADKISSON BELINDA L	PO BOX 1724	ENNIS MT 59729
359	RETURN SERVICE REQUESTED			AXON GARY L TR & AXON JOA	PO BOX 190	ASHLAND OR 97520
360	RETURN SERVICE REQUESTED			GOLD FAMILY TR	PO BOX 2117	GEARHART OR 97138
361	RETURN SERVICE REQUESTED			STARR TANYA M	PO BOX 28229	PORTLAND OR 97228-8229
362	RETURN SERVICE REQUESTED			LANFRI TIMOTHY J TR & LAN	PO BOX 3084	PORTLAND OR 97208
363	RETURN SERVICE REQUESTED			PATEL NAYNA B & PATEL BHA	PO BOX 3490	LITTLE ROCK AR 72203-3490
364	RETURN SERVICE REQUESTED			ESCROW WEST INC	PO BOX 3703	PORTLAND OR 97203
365	RETURN SERVICE REQUESTED			GOSS WAYNE & TRIPP MARIE	PO BOX 442	MANZANITA OR 97130

	A	B	C	D	E	F
366	RETURN SERVICE REQUESTED			F&S COMMERCIAL LLC	PO BOX 449	LINCOLN CITY OR 97367
367	RETURN SERVICE REQUESTED			ANDY SIMRIN PC	PO BOX 4733	PORTLAND OR 97208-4733
368	RETURN SERVICE REQUESTED			CANON FINANCIAL SERVICES	PO BOX 5008	MOUNT LAUREL NJ 8054
369	RETURN SERVICE REQUESTED			HILAND DANIEL J & HILAND	PO BOX 523	TOPANGA CA 90290
370	RETURN SERVICE REQUESTED			HANCOCK HUGHEY LLP	PO BOX 6553	PORTLAND OR 97228
371	RETURN SERVICE REQUESTED			NORRIS WILLIAM H	PO BOX 6986	PORTLAND OR 97228
372	RETURN SERVICE REQUESTED			ENCORE 1004 LLC	PO BOX 764	CANNON BEACH OR 97110-0764
373	RETURN SERVICE REQUESTED			WABASHA LEASING LLC	PO BOX 80615	INDIANAPOLIS IN 46280
374	RETURN SERVICE REQUESTED			NEWCOMB EVERETT W III & N	PO BOX 845	FOX ISLAND WA 98333-0845
375	RETURN SERVICE REQUESTED			BOTHWELL JACK D TR & BOTH	PO BOX 912	RIDGEFIELD WA 98642-0912
376	RETURN SERVICE REQUESTED			FREMONT OZ OWNER LLC	PO BOX 92129	SOUTHLAKE TX 76092
377	RETURN SERVICE REQUESTED			OVATION COFFEE & TEA INC	941 NW OVERTON ST	PORTLAND OR 97209
378	RETURN SERVICE REQUESTED			CARLA M KUM REV TR	1150 NW QUIMBY ST #1004	PORTLAND OR 97209
379	RETURN SERVICE REQUESTED			SILVERMAN JANET & TOBLER	1150 NW QUIMBY ST #1008	PORTLAND OR 97209
380	RETURN SERVICE REQUESTED			HARRINGTON VICKI	1150 NW QUIMBY ST #1012	PORTLAND OR 97209
381	RETURN SERVICE REQUESTED			KIMBERLY CAVENDISH REVOCA	1150 NW QUIMBY ST #1102	PORTLAND OR 97209
382	RETURN SERVICE REQUESTED			HOLSTON ROBERT S	1150 NW QUIMBY ST #1106	PORTLAND OR 97209
383	RETURN SERVICE REQUESTED			FASERO NICHOLAS & GARCIA	1150 NW QUIMBY ST #1108	PORTLAND OR 97209-2490
384	RETURN SERVICE REQUESTED			ANDREWS MICAH D	1150 NW QUIMBY ST #1110	PORTLAND OR 97209
385	RETURN SERVICE REQUESTED			JONES TONIA	1150 NW QUIMBY ST #1112	PORTLAND OR 97209
386	RETURN SERVICE REQUESTED			IRIS POLATSCH REV TR & POL	1150 NW QUIMBY ST #1206	PORTLAND OR 97209-2490
387	RETURN SERVICE REQUESTED			SMITH HERBERT C & HUTCHIN	1150 NW QUIMBY ST #1208	PORTLAND OR 97209
388	RETURN SERVICE REQUESTED			GAINES BRIAN C & GAINES N	1150 NW QUIMBY ST #1210	PORTLAND OR 97209
389	RETURN SERVICE REQUESTED			DE FREITAS IAN & DA SILVA	1150 NW QUIMBY ST #1306	PORTLAND OR 97209
390	RETURN SERVICE REQUESTED			KAISER BENJAMIN J	1150 NW QUIMBY ST #1312	PORTLAND OR 97209
391	RETURN SERVICE REQUESTED			STEFFENS SURVIVING SPOUSE	1150 NW QUIMBY ST #1402	PORTLAND OR 97209
392	RETURN SERVICE REQUESTED			ZIGMAN FAMILY TR	1150 NW QUIMBY ST #1404	PORTLAND OR 97209
393	RETURN SERVICE REQUESTED			ERJAVEC JAMES 4MCHUGH KRI	1150 NW QUIMBY ST #1408	PORTLAND OR 97209-2491
394	RETURN SERVICE REQUESTED			OPRAY FAMILY TR	1150 NW QUIMBY ST #1410	PORTLAND OR 97209
395	RETURN SERVICE REQUESTED			GOLDWAIT CHARLES	1150 NW QUIMBY ST #1412	PORTLAND OR 97209
396	RETURN SERVICE REQUESTED			SERRA GUERINO A & FORTI L	1150 NW QUIMBY ST #1502	PORTLAND OR 97209
397	RETURN SERVICE REQUESTED			HUANG DAVID I & NIEH CHIH	1150 NW QUIMBY ST #1508	PORTLAND OR 97209
398	RETURN SERVICE REQUESTED			ARCE JUAN J O	1150 NW QUIMBY ST #1510	PORTLAND OR 97209
399	RETURN SERVICE REQUESTED			KNUDSEN JASEN K	1150 NW QUIMBY ST #1512	PORTLAND OR 97209
400	RETURN SERVICE REQUESTED			SANDHU HARPAL	1150 NW QUIMBY ST #1608	PORTLAND OR 97209
401	RETURN SERVICE REQUESTED			DUH MANDY 4COSBODILLO KIA	1150 NW QUIMBY ST #1610	PORTLAND OR 97209-2491
402	RETURN SERVICE REQUESTED			THE HOWARD WILLIAM ORY TR	1150 NW QUIMBY ST #1612	PORTLAND OR 97209-2491
403	RETURN SERVICE REQUESTED			COOK ROBERT W & COOK SUZA	1150 NW QUIMBY ST #1704	PORTLAND OR 97209
404	RETURN SERVICE REQUESTED			GARBARINO ALEXIS	1150 NW QUIMBY ST #1708	PORTLAND OR 97209
405	RETURN SERVICE REQUESTED			FRITEL NICHOLAS L	1150 NW QUIMBY ST #1710	PORTLAND OR 97209
406	RETURN SERVICE REQUESTED			NOON LIV TR	1150 NW QUIMBY ST #1712	PORTLAND OR 97209
407	RETURN SERVICE REQUESTED			FLEMMING JEFFREY E & FLEM	1150 NW QUIMBY ST #1802	PORTLAND OR 97209
408	RETURN SERVICE REQUESTED			TY P DAUL REV TR & SHEREE	1150 NW QUIMBY ST #1804	PORTLAND OR 97209
409	RETURN SERVICE REQUESTED			JAMES G YOUNG & PATRICIA	1150 NW QUIMBY ST #1808	PORTLAND OR 97209
410	RETURN SERVICE REQUESTED			OSTLER SEAN	1150 NW QUIMBY ST #1812	PORTLAND OR 97209
411	RETURN SERVICE REQUESTED			BARASHI DAVID & HANSEN JE	1150 NW QUIMBY ST #1908	PORTLAND OR 97209
412	RETURN SERVICE REQUESTED			CHEN CHUNG CHIANG	1150 NW QUIMBY ST #1910	PORTLAND OR 97209-2492
413	RETURN SERVICE REQUESTED			JAMES F BALDWIN TR	1150 NW QUIMBY ST #1912	PORTLAND OR 97209
414	RETURN SERVICE REQUESTED			STOCK REVOC TR	1150 NW QUIMBY ST #2004	PORTLAND OR 97209-2492
415	RETURN SERVICE REQUESTED			SHUTT JORDAN & SHUTT SHEL	1150 NW QUIMBY ST #208	PORTLAND OR 97209
416	RETURN SERVICE REQUESTED			STEPHENS JASON	1150 NW QUIMBY ST #210	PORTLAND OR 97209-2488
417	RETURN SERVICE REQUESTED			AMADA TAREK J & MICHAEL J	1150 NW QUIMBY ST #2104	PORTLAND OR 97209
418	RETURN SERVICE REQUESTED			4870 HUDSON HOLDINGS INC	1150 NW QUIMBY ST #2112	PORTLAND OR 97209-2490
419	RETURN SERVICE REQUESTED			RICHE RICKY R	1150 NW QUIMBY ST #212	PORTLAND OR 97209
420	RETURN SERVICE REQUESTED			LAURENS ALICE	1150 NW QUIMBY ST #226	PORTLAND OR 97209
421	RETURN SERVICE REQUESTED			KAREN C STAMOS TR	1150 NW QUIMBY ST #228	PORTLAND OR 97209
422	RETURN SERVICE REQUESTED			WONG KING C B & WONG STAC	1150 NW QUIMBY ST #304	PORTLAND OR 97209
423	RETURN SERVICE REQUESTED			PRESCOTT TYSON & BOOE KYL	1150 NW QUIMBY ST #308	PORTLAND OR 97209
424	RETURN SERVICE REQUESTED			WEBB JODIE E	1150 NW QUIMBY ST #310	PORTLAND OR 97209
425	RETURN SERVICE REQUESTED			BAKER DAVID & BAKER ROBIN	1150 NW QUIMBY ST #322	PORTLAND OR 97209
426	RETURN SERVICE REQUESTED			ST MARIE TERRY & ST MARIE	1150 NW QUIMBY ST #328	PORTLAND OR 97209-2488
427	RETURN SERVICE REQUESTED			NGUYEN SON & KIM SHERRY	1150 NW QUIMBY ST #330	PORTLAND OR 97209
428	RETURN SERVICE REQUESTED			SERGIO ZEPEDA REV LIV TR	1150 NW QUIMBY ST #336	PORTLAND OR 97209
429	RETURN SERVICE REQUESTED			WONG MEGAN M	1150 NW QUIMBY ST #404	PORTLAND OR 97209
430	RETURN SERVICE REQUESTED			JOHNSON JAMES C & SABATER	1150 NW QUIMBY ST #408	PORTLAND OR 97209
431	RETURN SERVICE REQUESTED			CHAN EMILY L	1150 NW QUIMBY ST #412	PORTLAND OR 97209
432	RETURN SERVICE REQUESTED			GOLD MARK S & GUNN JAMES	1150 NW QUIMBY ST #426	PORTLAND OR 97209
433	RETURN SERVICE REQUESTED			NITIBHON VUOH & NITIBHON	1150 NW QUIMBY ST #428	PORTLAND OR 97209-2488
434	RETURN SERVICE REQUESTED			COLORADO FATIMA & WENGER	1150 NW QUIMBY ST #430	PORTLAND OR 97209
435	RETURN SERVICE REQUESTED			URI TAUS TR	1150 NW QUIMBY ST #436	PORTLAND OR 97209
436	RETURN SERVICE REQUESTED			STOCKBRIDGE CRAIG	1150 NW QUIMBY ST #438	PORTLAND OR 97209
437	RETURN SERVICE REQUESTED			SAYASENE ERIC M & SIEHR M	1150 NW QUIMBY ST #522	PORTLAND OR 97209
438	RETURN SERVICE REQUESTED			LANCASTER DEBRA & LANCAST	1150 NW QUIMBY ST #534	PORTLAND OR 97209

	A	B	C	D	E	F
439	RETURN SERVICE REQUESTED			WONG VINH & NGUYEN LOC H	1150 NW QUIMBY ST #536	PORTLAND OR 97209
440	RETURN SERVICE REQUESTED			FARJAMI WENDY & FARJAMI M	1150 NW QUIMBY ST #604	PORTLAND OR 97209
441	RETURN SERVICE REQUESTED			ERIC & CHRISTINE SWETT FA	1150 NW QUIMBY ST #612	PORTLAND OR 97209
442	RETURN SERVICE REQUESTED			GORDON JOSHUA & GORDON RE	1150 NW QUIMBY ST #708	PORTLAND OR 97209
443	RETURN SERVICE REQUESTED			THIEME REV TR	1150 NW QUIMBY ST #710	PORTLAND OR 97209
444	RETURN SERVICE REQUESTED			JAVC TR & VILULA TR	1150 NW QUIMBY ST #712	PORTLAND OR 97209-2489
445	RETURN SERVICE REQUESTED			NEYHART IRVA & LEE ED	1150 NW QUIMBY ST #802	PORTLAND OR 97209
446	RETURN SERVICE REQUESTED			DYER RICK & DYER RACHEL R	1150 NW QUIMBY ST #806	PORTLAND OR 97209
447	RETURN SERVICE REQUESTED			CHOUDRY ASAD & ZAMAN MAHV	1150 NW QUIMBY ST #808	PORTLAND OR 97209
448	RETURN SERVICE REQUESTED			NIXON ALAN G	1150 NW QUIMBY ST #810	PORTLAND OR 97209
449	RETURN SERVICE REQUESTED			HUNG MARGARET	1150 NW QUIMBY ST #812	PORTLAND OR 97209
450	RETURN SERVICE REQUESTED			CHAMBERLAIN PETER R & BUN	1150 NW QUIMBY ST #902	PORTLAND OR 97209
451	RETURN SERVICE REQUESTED			DOUGLAS PAUL H & DOUGLAS	1150 NW QUIMBY ST #904	PORTLAND OR 97209
452	RETURN SERVICE REQUESTED			TODOROVIC ALEKSANDAR & TO	1150 NW QUIMBY ST #908	PORTLAND OR 97209
453	RETURN SERVICE REQUESTED			ROTHERT FAM TR	1150 NW QUIMBY ST #912	PORTLAND OR 97209-2489
454	RETURN SERVICE REQUESTED			COLAB ARCHITECTURE & URBA	1189 NW PETTYGROVE ST	PORTLAND OR 97209
455	RETURN SERVICE REQUESTED			CHAMISH MICHAEL A & COLWE	949 NW OVERTON ST #1002	PORTLAND OR 97209-3273
456	RETURN SERVICE REQUESTED			FORTER JEFF D	949 NW OVERTON ST #1006	PORTLAND OR 97209
457	RETURN SERVICE REQUESTED			ROBINSON JONATHAN A	949 NW OVERTON ST #1008	PORTLAND OR 97209-3273
458	RETURN SERVICE REQUESTED			ZARE KAMYAR TR & ZARE MAR	949 NW OVERTON ST #101	PORTLAND OR 97209-3198
459	RETURN SERVICE REQUESTED			LASK ARTURO	949 NW OVERTON ST #1012	PORTLAND OR 97209
460	RETURN SERVICE REQUESTED			HUNGATE DAN A & ZELL ADRI	949 NW OVERTON ST #103	PORTLAND OR 97209
461	RETURN SERVICE REQUESTED			HOWELLS GARCIA ALEXANDER	949 NW OVERTON ST #1101	PORTLAND OR 97209
462	RETURN SERVICE REQUESTED			MULLINS LIV TR	949 NW OVERTON ST #1102	PORTLAND OR 97209
463	RETURN SERVICE REQUESTED			OLSEN SHAUNA N	949 NW OVERTON ST #1105	PORTLAND OR 97209-3274
464	RETURN SERVICE REQUESTED			BUDDHDEV AMITA	949 NW OVERTON ST #1108	PORTLAND OR 97209
465	RETURN SERVICE REQUESTED			DOOLEN LIVING TRUST	949 NW OVERTON ST #1115	PORTLAND OR 97209
466	RETURN SERVICE REQUESTED			CHILLESS TRUST H & CHILLE	949 NW OVERTON ST #1202	PORTLAND OR 97209
467	RETURN SERVICE REQUESTED			MARTIN ALICE	949 NW OVERTON ST #1204	PORTLAND OR 97209
468	RETURN SERVICE REQUESTED			WILLIAMS STEPHEN & ZESZOT	949 NW OVERTON ST #1205	PORTLAND OR 97209
469	RETURN SERVICE REQUESTED			ADHIKARY RHEA	949 NW OVERTON ST #1206	PORTLAND OR 97209
470	RETURN SERVICE REQUESTED			HOLMES CAMERON E	949 NW OVERTON ST #1211	PORTLAND OR 97209
471	RETURN SERVICE REQUESTED			ROBINSON JONATHAN & HARDW	949 NW OVERTON ST #1212	PORTLAND OR 97209
472	RETURN SERVICE REQUESTED			KEVIN L PHAUP REV TR	949 NW OVERTON ST #1214	PORTLAND OR 97209
473	RETURN SERVICE REQUESTED			SHEETS MICHAEL W TR & SHE	949 NW OVERTON ST #1215	PORTLAND OR 97209
474	RETURN SERVICE REQUESTED			RIES DANIEL J & RIES PATT	949 NW OVERTON ST #1302	PORTLAND OR 97209
475	RETURN SERVICE REQUESTED			TOSCAN RICHARD E & WALKER	949 NW OVERTON ST #1312	PORTLAND OR 97209-3277
476	RETURN SERVICE REQUESTED			HAPP GEORGE & HAPP NANNER	949 NW OVERTON ST #1314	PORTLAND OR 97209
477	RETURN SERVICE REQUESTED			LEASIA JENNIFER	949 NW OVERTON ST #1401	PORTLAND OR 97209
478	RETURN SERVICE REQUESTED			STARR GABRIELLE J & HOLLO	949 NW OVERTON ST #1402	PORTLAND OR 97209
479	RETURN SERVICE REQUESTED			DOROFF SUE & DUNCAN HOLLY	949 NW OVERTON ST #1404	PORTLAND OR 97209
480	RETURN SERVICE REQUESTED			HOGARTH NANCY & SCHULER A	949 NW OVERTON ST #1406	PORTLAND OR 97209
481	RETURN SERVICE REQUESTED			MATTSON ROBERT T	949 NW OVERTON ST #1409	PORTLAND OR 97209
482	RETURN SERVICE REQUESTED			COVIN GEORGE JR & BIEWEND	949 NW OVERTON ST #1414	PORTLAND OR 97209
483	RETURN SERVICE REQUESTED			LIU LING W & LIU TERESA	949 NW OVERTON ST #1502	PORTLAND OR 97209-3278
484	RETURN SERVICE REQUESTED			NUDELMAN LESLIE	949 NW OVERTON ST #1504	PORTLAND OR 97209
485	RETURN SERVICE REQUESTED			JAMPSA RACHEL L & MINDERH	949 NW OVERTON ST #1505	PORTLAND OR 97209
486	RETURN SERVICE REQUESTED			FREYMULLER FRED K	949 NW OVERTON ST #1506	PORTLAND OR 97209-3278
487	RETURN SERVICE REQUESTED			MELIN LESLIE	949 NW OVERTON ST #1509	PORTLAND OR 97209-2989
488	RETURN SERVICE REQUESTED			NGO SON	949 NW OVERTON ST #1510	PORTLAND OR 97209
489	RETURN SERVICE REQUESTED			DENOVILLE DAVID	949 NW OVERTON ST #1511	PORTLAND OR 97209-3278
490	RETURN SERVICE REQUESTED			PETCHER DANIEL J & PETCHE	949 NW OVERTON ST #1512	PORTLAND OR 97209
491	RETURN SERVICE REQUESTED			ARCE JOSHUA T & BLACKSTON	949 NW OVERTON ST #1515	PORTLAND OR 97209
492	RETURN SERVICE REQUESTED			BRANDON WENTWORTH 2014 TR	949 NW OVERTON ST #1601	PORTLAND OR 97209
493	RETURN SERVICE REQUESTED			MICHAEL D MULHOLLAND TR	949 NW OVERTON ST #1602	PORTLAND OR 97209
494	RETURN SERVICE REQUESTED			RISSI JOHN B & RISSI JILL	949 NW OVERTON ST #1604	PORTLAND OR 97209
495	RETURN SERVICE REQUESTED			SPENCER SOPHIA J & SPENCE	949 NW OVERTON ST #1605	PORTLAND OR 97209
496	RETURN SERVICE REQUESTED			CATHERINE M MARTIN TR	949 NW OVERTON ST #1606	PORTLAND OR 97209
497	RETURN SERVICE REQUESTED			ROBERT & LYNN MILLER FAMI	949 NW OVERTON ST #301	PORTLAND OR 97209
498	RETURN SERVICE REQUESTED			NAGORE RICHARD M & CURTIS	949 NW OVERTON ST #302	PORTLAND OR 97209
499	RETURN SERVICE REQUESTED			O'HEARN TIMOTHY L	949 NW OVERTON ST #303	PORTLAND OR 97209
500	RETURN SERVICE REQUESTED			SCOTT D JENKINS REV TR &	949 NW OVERTON ST #304	PORTLAND OR 97209
501	RETURN SERVICE REQUESTED			JENNIFER K CROCKER TR & C	949 NW OVERTON ST #305	PORTLAND OR 97209
502	RETURN SERVICE REQUESTED			JILL A NELSON TR	949 NW OVERTON ST #308	PORTLAND OR 97209-3268
503	RETURN SERVICE REQUESTED			BACK BAY 2000 TR	949 NW OVERTON ST #309	PORTLAND OR 97209-3198
504	RETURN SERVICE REQUESTED			HILLMAN JESSICA E	949 NW OVERTON ST #402	PORTLAND OR 97209
505	RETURN SERVICE REQUESTED			DOUGLAS JUSTIN B	949 NW OVERTON ST #404	PORTLAND OR 97209
506	RETURN SERVICE REQUESTED			EAGAR STEPHEN J & EAGAR N	949 NW OVERTON ST #501	PORTLAND OR 97209
507	RETURN SERVICE REQUESTED			LO CHUN-LI	949 NW OVERTON ST #505	PORTLAND OR 97209
508	RETURN SERVICE REQUESTED			MOLKO DAVID L & MCLAUGHLI	949 NW OVERTON ST #506	PORTLAND OR 97209
509	RETURN SERVICE REQUESTED			YEWMAN DAVID A TR & YEWMA	949 NW OVERTON ST #508	PORTLAND OR 97209
510	RETURN SERVICE REQUESTED			HAWES CONNIE L & HAWES DA	949 NW OVERTON ST #509	PORTLAND OR 97209
511	RETURN SERVICE REQUESTED			CHAUNZWA MUNYARADZI J	949 NW OVERTON ST #510	PORTLAND OR 97209-3269

	A	B	C	D	E	F
512	RETURN SERVICE REQUESTED			KLINE GEORGE H TR & MIYAZ	949 NW OVERTON ST #512	PORTLAND OR 97209-3269
513	RETURN SERVICE REQUESTED			SERVICE SHEILA P & SERVIC	949 NW OVERTON ST #514	PORTLAND OR 97209
514	RETURN SERVICE REQUESTED			MIDGHALL SU H & EMBREE DA	949 NW OVERTON ST #515	PORTLAND OR 97209
515	RETURN SERVICE REQUESTED			MARCO JOINT TR	949 NW OVERTON ST #602	PORTLAND OR 97209
516	RETURN SERVICE REQUESTED			CAMERON BRAD	949 NW OVERTON ST #605	PORTLAND OR 97209
517	RETURN SERVICE REQUESTED			STASIO MICHAEL	949 NW OVERTON ST #606	PORTLAND OR 97209
518	RETURN SERVICE REQUESTED			AGINSKY JANE	949 NW OVERTON ST #607	PORTLAND OR 97209
519	RETURN SERVICE REQUESTED			QUTUB OMAR N	949 NW OVERTON ST #608	PORTLAND OR 97209-3270
520	RETURN SERVICE REQUESTED			TRULEN KYLE D & TRULEN AL	949 NW OVERTON ST #609	PORTLAND OR 97209
521	RETURN SERVICE REQUESTED			GUSTAFSON MICHELLE K	949 NW OVERTON ST #611	PORTLAND OR 97209
522	RETURN SERVICE REQUESTED			SCRIVEN ERIC F & SCRIVEN	949 NW OVERTON ST #612	PORTLAND OR 97209
523	RETURN SERVICE REQUESTED			BURKE TINA A	949 NW OVERTON ST #613	PORTLAND OR 97209-3270
524	RETURN SERVICE REQUESTED			HAVENS ADAM & HAVENS JANI	949 NW OVERTON ST #614	PORTLAND OR 97209
525	RETURN SERVICE REQUESTED			SPERR MICHAEL S	949 NW OVERTON ST #615	PORTLAND OR 97209
526	RETURN SERVICE REQUESTED			SMITH REV TR	949 NW OVERTON ST #701	PORTLAND OR 97209
527	RETURN SERVICE REQUESTED			WHEATON MARK	949 NW OVERTON ST #704	PORTLAND OR 97209
528	RETURN SERVICE REQUESTED			CHHUON EMERY & GLUHR KATJ	949 NW OVERTON ST #709	PORTLAND OR 97209
529	RETURN SERVICE REQUESTED			KALNINS PAUL	949 NW OVERTON ST #711	PORTLAND OR 97209
530	RETURN SERVICE REQUESTED			MARTIN NICHOLAS A	949 NW OVERTON ST #713	PORTLAND OR 97209
531	RETURN SERVICE REQUESTED			WANG LORRAINE CHIA-LEI	949 NW OVERTON ST #714	PORTLAND OR 97209
532	RETURN SERVICE REQUESTED			KUSAFUKA RIE TR & SASAKI	949 NW OVERTON ST #715	PORTLAND OR 97209-3271
533	RETURN SERVICE REQUESTED			LEIMANIS NEVILS TR & LEIM	949 NW OVERTON ST #805	PORTLAND OR 97209-3271
534	RETURN SERVICE REQUESTED			JUSUPOVIC JANA	949 NW OVERTON ST #806	PORTLAND OR 97209
535	RETURN SERVICE REQUESTED			SEKER WESLEY	949 NW OVERTON ST #808	PORTLAND OR 97209
536	RETURN SERVICE REQUESTED			BERGH KEITH E	949 NW OVERTON ST #809	PORTLAND OR 97209
537	RETURN SERVICE REQUESTED			POTTS ALAN C & POTTS JUDI	949 NW OVERTON ST #812	PORTLAND OR 97209
538	RETURN SERVICE REQUESTED			MCLAIN LIV TR	949 NW OVERTON ST #813	PORTLAND OR 97209-3272
539	RETURN SERVICE REQUESTED			GRATTON JOAN	949 NW OVERTON ST #901	PORTLAND OR 97209-3272
540	RETURN SERVICE REQUESTED			MALONEY ROBERT E JR & MAL	949 NW OVERTON ST #906	PORTLAND OR 97209
541	RETURN SERVICE REQUESTED			FIFE CHAD J & MONG HIM YE	949 NW OVERTON ST #912	PORTLAND OR 97209
542	RETURN SERVICE REQUESTED			LIN JULIA Y & LIN SHU-TZU	949 NW OVERTON ST #913	PORTLAND OR 97209-3273
543	RETURN SERVICE REQUESTED			SKUSTER CHARLOTTE W & SKU	949 NW OVERTON ST #914	PORTLAND OR 97209
544	RETURN SERVICE REQUESTED			BENTON JOHN M JR	949 NW OVERTON ST #915	PORTLAND OR 97209
545	RETURN SERVICE REQUESTED			PEARL ANIMAL HOSPITAL LLC	1250 NW 10TH AVE	PORTLAND OR 97209
546	RETURN SERVICE REQUESTED			MORIARTY ROBERT A TR	1255 NW 9TH AVE #1001	PORTLAND OR 97209-2897
547	RETURN SERVICE REQUESTED			TANG KEVIN	1255 NW 9TH AVE #1003	PORTLAND OR 97209
548	RETURN SERVICE REQUESTED			MAYNARD E ORME TR	1255 NW 9TH AVE #1006	PORTLAND OR 97209
549	RETURN SERVICE REQUESTED			LOVELL TIMOTHY RUSSELL	1255 NW 9TH AVE #1009	PORTLAND OR 97209-2897
550	RETURN SERVICE REQUESTED			KELSO DENNIS J TR & BURRE	1255 NW 9TH AVE #1010	PORTLAND OR 97209-2897
551	RETURN SERVICE REQUESTED			MCCALL GEOFFREY & MCCALL	1255 NW 9TH AVE #102	PORTLAND OR 97209
552	RETURN SERVICE REQUESTED			MALMBERG ERIK G J & MALMB	1255 NW 9TH AVE #106	PORTLAND OR 97209
553	RETURN SERVICE REQUESTED			COLONNA ANN E & STEPHENSO	1255 NW 9TH AVE #1104	PORTLAND OR 97209
554	RETURN SERVICE REQUESTED			KROLL LISA	1255 NW 9TH AVE #1109	PORTLAND OR 97209
555	RETURN SERVICE REQUESTED			JEREMY BABENER TRUST	1255 NW 9TH AVE #1110	PORTLAND OR 97209
556	RETURN SERVICE REQUESTED			FIELDS MICHAEL T & FIELDS	1255 NW 9TH AVE #114	PORTLAND OR 97209
557	RETURN SERVICE REQUESTED			MU SHAWA & CHEN BAOLIN	1255 NW 9TH AVE #115	PORTLAND OR 97209
558	RETURN SERVICE REQUESTED			PERANTON RICHARD LEWIS JR	1255 NW 9TH AVE #116	PORTLAND OR 97209-2886
559	RETURN SERVICE REQUESTED			KORMOS DOROTHY	1255 NW 9TH AVE #1201	PORTLAND OR 97209
560	RETURN SERVICE REQUESTED			TUMA-SCHMIDT BERNARDO A	1255 NW 9TH AVE #1204	PORTLAND OR 97209-2897
561	RETURN SERVICE REQUESTED			WANG YOW-GWO & CHIU HSIAN	1255 NW 9TH AVE #1205	PORTLAND OR 97209
562	RETURN SERVICE REQUESTED			FRUSH KENNETH M & ARCHER	1255 NW 9TH AVE #1207	PORTLAND OR 97209
563	RETURN SERVICE REQUESTED			LEEDHAM CAMERON R	1255 NW 9TH AVE #1304	PORTLAND OR 97209
564	RETURN SERVICE REQUESTED			JUNG JAE N	1255 NW 9TH AVE #1307	PORTLAND OR 97209
565	RETURN SERVICE REQUESTED			CYNTHIA SHAFER TR	1255 NW 9TH AVE #1402	PORTLAND OR 97209
566	RETURN SERVICE REQUESTED			1255 NW 9TH AVE	1255 NW 9TH AVE #1403	PORTLAND OR 97209
567	RETURN SERVICE REQUESTED			JACOBSON JAKE	1255 NW 9TH AVE #201	PORTLAND OR 97209-2886
568	RETURN SERVICE REQUESTED			WHITCHER ERIK & WHITCHER	1255 NW 9TH AVE #204	PORTLAND OR 97209-2886
569	RETURN SERVICE REQUESTED			ZENDNER WILLIAM D & ZENDN	1255 NW 9TH AVE #210	PORTLAND OR 97209
570	RETURN SERVICE REQUESTED			CHOWDHURY PRASENJIT	1255 NW 9TH AVE #211	PORTLAND OR 97209
571	RETURN SERVICE REQUESTED			SWIFT RICHARD M & RICHARD	1255 NW 9TH AVE #212	PORTLAND OR 97209-2886
572	RETURN SERVICE REQUESTED			JOHN ERIC HAMPSEY & MARIA	1255 NW 9TH AVE #213	PORTLAND OR 97209
573	RETURN SERVICE REQUESTED			LANCASTER BRITTANI LEE	1255 NW 9TH AVE #214	PORTLAND OR 97209
574	RETURN SERVICE REQUESTED			CLOW CAMERON N	1255 NW 9TH AVE #215	PORTLAND OR 97209
575	RETURN SERVICE REQUESTED			SOUTHALL CHARLES M & SOUT	1255 NW 9TH AVE #220	PORTLAND OR 97209
576	RETURN SERVICE REQUESTED			WESTON JEFFREY J	1255 NW 9TH AVE #301	PORTLAND OR 97209-2887
577	RETURN SERVICE REQUESTED			GARLINGHOUSE LINDSEY	1255 NW 9TH AVE #305	PORTLAND OR 97209-2887
578	RETURN SERVICE REQUESTED			ROLLERI RICHARD	1255 NW 9TH AVE #307	PORTLAND OR 97209-2887
579	RETURN SERVICE REQUESTED			KARLSSON KIMBERLY A	1255 NW 9TH AVE #308	PORTLAND OR 97209
580	RETURN SERVICE REQUESTED			HICKERSON LESTER B & HICK	1255 NW 9TH AVE #309	PORTLAND OR 97209-2887
581	RETURN SERVICE REQUESTED			TOTH AMY L & TOTH DANIEL	1255 NW 9TH AVE #310	PORTLAND OR 97209
582	RETURN SERVICE REQUESTED			WONG WING Y S	1255 NW 9TH AVE #311	PORTLAND OR 97209
583	RETURN SERVICE REQUESTED			COLLINS CHRISTOPHER T	1255 NW 9TH AVE #313	PORTLAND OR 97209
584	RETURN SERVICE REQUESTED			LUTGE MICHAEL S	1255 NW 9TH AVE #319	PORTLAND OR 97209-2887

	A	B	C	D	E	F
585	RETURN SERVICE REQUESTED			O'CONNELL JOANNE Y	1255 NW 9TH AVE #402	PORTLAND OR 97209
586	RETURN SERVICE REQUESTED			ALMENDAREZ DENISE	1255 NW 9TH AVE #405	PORTLAND OR 97209
587	RETURN SERVICE REQUESTED			KATIE M GOODWIN REV LIV T	1255 NW 9TH AVE #408	PORTLAND OR 97209-2888
588	RETURN SERVICE REQUESTED			TAKASUMI JENNIFER L	1255 NW 9TH AVE #416	PORTLAND OR 97209
589	RETURN SERVICE REQUESTED			ESTRELLA JEREMY J	1255 NW 9TH AVE #417	PORTLAND OR 97209
590	RETURN SERVICE REQUESTED			FROWELL YAQUB K	1255 NW 9TH AVE #418	PORTLAND OR 97209
591	RETURN SERVICE REQUESTED			FREDIANI MICHAEL	1255 NW 9TH AVE #420	PORTLAND OR 97209
592	RETURN SERVICE REQUESTED			HAMPSEY J ERIC & GIL MARI	1255 NW 9TH AVE #501	PORTLAND OR 97209
593	RETURN SERVICE REQUESTED			CROLL THOMAS J W	1255 NW 9TH AVE #502	PORTLAND OR 97209-2888
594	RETURN SERVICE REQUESTED			WALCOFF LAURA	1255 NW 9TH AVE #507	PORTLAND OR 97209
595	RETURN SERVICE REQUESTED			ABEL DREW	1255 NW 9TH AVE #509	PORTLAND OR 97209
596	RETURN SERVICE REQUESTED			HEDGES SIDNEY D TR	1255 NW 9TH AVE #510	PORTLAND OR 97209
597	RETURN SERVICE REQUESTED			FORINASH DAVID & PARADISI	1255 NW 9TH AVE #511	PORTLAND OR 97209-2888
598	RETURN SERVICE REQUESTED			WADE J PALMER REVOC TR &	1255 NW 9TH AVE #512	PORTLAND OR 97209
599	RETURN SERVICE REQUESTED			WUNGJIRANIR#MANIDA	1255 NW 9TH AVE #601	PORTLAND OR 97209
600	RETURN SERVICE REQUESTED			DEBROCK DANIEL J & DEBROC	1255 NW 9TH AVE #602	PORTLAND OR 97209
601	RETURN SERVICE REQUESTED			DO MADELYN D	1255 NW 9TH AVE #603	PORTLAND OR 97209-2895
602	RETURN SERVICE REQUESTED			FORCELLA MARK	1255 NW 9TH AVE #604	PORTLAND OR 97209
603	RETURN SERVICE REQUESTED			VANTER BRITNIE L	1255 NW 9TH AVE #605	PORTLAND OR 97209
604	RETURN SERVICE REQUESTED			LIMBRUNNER CHELA J & SAWAY	1255 NW 9TH AVE #608	PORTLAND OR 97209-2895
605	RETURN SERVICE REQUESTED			MISTKAWI ADELE H	1255 NW 9TH AVE #609	PORTLAND OR 97209
606	RETURN SERVICE REQUESTED			AGUILAR CHRISTOPHER	1255 NW 9TH AVE #611	PORTLAND OR 97209-2895
607	RETURN SERVICE REQUESTED			FOSTER RANDOLPH C	1255 NW 9TH AVE #614	PORTLAND OR 97209
608	RETURN SERVICE REQUESTED			MCLEAN COLIN	1255 NW 9TH AVE #615	PORTLAND OR 97209
609	RETURN SERVICE REQUESTED			JANE SCHMID-COOK TR	1255 NW 9TH AVE #616	PORTLAND OR 97209
610	RETURN SERVICE REQUESTED			CINAROGLU TUNGA	1255 NW 9TH AVE #701	PORTLAND OR 97209-2895
611	RETURN SERVICE REQUESTED			HERA DOMINICK	1255 NW 9TH AVE #703	PORTLAND OR 97209
612	RETURN SERVICE REQUESTED			JONES NICOLE	1255 NW 9TH AVE #704	PORTLAND OR 97209-2896
613	RETURN SERVICE REQUESTED			HAGGAR DENNIS & HAGGAR KA	1255 NW 9TH AVE #709	PORTLAND OR 97209
614	RETURN SERVICE REQUESTED			CHAPMAN TR	1255 NW 9TH AVE #710	PORTLAND OR 97209-2896
615	RETURN SERVICE REQUESTED			ALLEN CHRISTOPHER R	1255 NW 9TH AVE #802	PORTLAND OR 97209
616	RETURN SERVICE REQUESTED			WILLIAMS KATHLEEN	1255 NW 9TH AVE #803	PORTLAND OR 97209-2896
617	RETURN SERVICE REQUESTED			BUCHMAN MICHAEL	1255 NW 9TH AVE #804	PORTLAND OR 97209-2896
618	RETURN SERVICE REQUESTED			PASCHAL DAVID A	1255 NW 9TH AVE #805	PORTLAND OR 97209
619	RETURN SERVICE REQUESTED			SCALPONE STEPHEN	1255 NW 9TH AVE #809	PORTLAND OR 97209
620	RETURN SERVICE REQUESTED			SMITH JOHN S & PLAYER-SMI	1255 NW 9TH AVE #810	PORTLAND OR 97209
621	RETURN SERVICE REQUESTED			SMULLEN SCOTT A	1255 NW 9TH AVE #903	PORTLAND OR 97209-2896
622	RETURN SERVICE REQUESTED			BISSELL KATHLEEN	1255 NW 9TH AVE #906	PORTLAND OR 97209
623	RETURN SERVICE REQUESTED			DUTY BRIAN D	1255 NW 9TH AVE #908	PORTLAND OR 97209
624	RETURN SERVICE REQUESTED			MCFARLANE DONALD C & MCFA	1255 NW 9TH AVE #909	PORTLAND OR 97209
625	RETURN SERVICE REQUESTED			ALLABADI-WAHLE SHAGHAYEGH	1260 NW NAITO PKWY #1006B	PORTLAND OR 97209
626	RETURN SERVICE REQUESTED			GEMMELL CARLOS M	1260 NW NAITO PKWY #104B	PORTLAND OR 97209
627	RETURN SERVICE REQUESTED			VANDERSCHELL KIRK TR & VA	1260 NW NAITO PKWY #105B	PORTLAND OR 97209
628	RETURN SERVICE REQUESTED			EMAMJOMEH MAHSA & JAMSHID	1260 NW NAITO PKWY #200B	PORTLAND OR 97209
629	RETURN SERVICE REQUESTED			BONDAR GALINA I	1260 NW NAITO PKWY #203B	PORTLAND OR 97209-3150
630	RETURN SERVICE REQUESTED			ANDERS AIDAN	1260 NW NAITO PKWY #204B	PORTLAND OR 97209
631	RETURN SERVICE REQUESTED			BUCK RICHARD A & DALE MAR	1260 NW NAITO PKWY #207B	PORTLAND OR 97209-3150
632	RETURN SERVICE REQUESTED			JONES JEANETTE M & KEELE	1260 NW NAITO PKWY #212B	PORTLAND OR 97209
633	RETURN SERVICE REQUESTED			NIST ROBERT A & NIST BETH	1260 NW NAITO PKWY #301B	PORTLAND OR 97209
634	RETURN SERVICE REQUESTED			DAVIDS JOSEPH Z & DAVIDS	1260 NW NAITO PKWY #302B	PORTLAND OR 97209
635	RETURN SERVICE REQUESTED			ZAWADZKA BEATA	1260 NW NAITO PKWY #305B	PORTLAND OR 97209
636	RETURN SERVICE REQUESTED			KING LAURIE	1260 NW NAITO PKWY #311B	PORTLAND OR 97209
637	RETURN SERVICE REQUESTED			TATE FAMILY TR	1260 NW NAITO PKWY #312B	PORTLAND OR 97209
638	RETURN SERVICE REQUESTED			TAYLOR LLOYD M JR & TAYLO	1260 NW NAITO PKWY #402B	PORTLAND OR 97209-3152
639	RETURN SERVICE REQUESTED			LAU YAN & NGUYEN QUYNH	1260 NW NAITO PKWY #403B	PORTLAND OR 97209
640	RETURN SERVICE REQUESTED			GREENWOOD VICKIE A & MAUR	1260 NW NAITO PKWY #405B	PORTLAND OR 97209
641	RETURN SERVICE REQUESTED			LEFOR CHRISTOPHER & LEFOR	1260 NW NAITO PKWY #406B	PORTLAND OR 97209
642	RETURN SERVICE REQUESTED			YOUNG STEPHEN R TR & FELL	1260 NW NAITO PKWY #407B	PORTLAND OR 97209
643	RETURN SERVICE REQUESTED			WALLACE XTONYX & WALLACE	1260 NW NAITO PKWY #411B	PORTLAND OR 97209
644	RETURN SERVICE REQUESTED			HALL RYAN C	1260 NW NAITO PKWY #504B	PORTLAND OR 97209
645	RETURN SERVICE REQUESTED			CHAE HEE MOON & CHAE YOUN	1260 NW NAITO PKWY #505B	PORTLAND OR 97209
646	RETURN SERVICE REQUESTED			VOGT JACK P	1260 NW NAITO PKWY #506B	PORTLAND OR 97209
647	RETURN SERVICE REQUESTED			HERNANZ ERIC	1260 NW NAITO PKWY #508B	PORTLAND OR 97209
648	RETURN SERVICE REQUESTED			JOSEPH & ELEANOR HALLORAN	1260 NW NAITO PKWY #603B	PORTLAND OR 97209
649	RETURN SERVICE REQUESTED			GUILLEBEAU CHRISTOPHER &	1260 NW NAITO PKWY #607B	PORTLAND OR 97209
650	RETURN SERVICE REQUESTED			PORTILLA VERONICA & DIMAT	1260 NW NAITO PKWY #610B	PORTLAND OR 97209
651	RETURN SERVICE REQUESTED			CAROL COYE BENSON TR	1260 NW NAITO PKWY #701B	PORTLAND OR 97209
652	RETURN SERVICE REQUESTED			THURMAN SCOTT C & PARKER	1260 NW NAITO PKWY #707B	PORTLAND OR 97209
653	RETURN SERVICE REQUESTED			MITTON FAMILY TR	1260 NW NAITO PKWY #801B	PORTLAND OR 97209
654	RETURN SERVICE REQUESTED			COHEN GENE TR & COHEN SYD	1260 NW NAITO PKWY #805B	PORTLAND OR 97209-3155
655	RETURN SERVICE REQUESTED			ERHAN AYDIN H & ERHAN ROU	1260 NW NAITO PKWY #807B	PORTLAND OR 97209
656	RETURN SERVICE REQUESTED			MUEHLSCHLEGEL FELIX	1260 NW NAITO PKWY #908B	PORTLAND OR 97209
657	RETURN SERVICE REQUESTED			SANTABALLA ALBERTO & SARA	1310 NW NAITO PKWY #1003A	PORTLAND OR 97209

	A	B	C	D	E	F
658	RETURN SERVICE REQUESTED			HONG JEONGYEON	1310 NW NAITO PKWY #1004A	PORTLAND OR 97209
659	RETURN SERVICE REQUESTED			DOAN PHUONG	1310 NW NAITO PKWY #103A	PORTLAND OR 97209
660	RETURN SERVICE REQUESTED			BARROW RUTH & BARROW SCOT	1310 NW NAITO PKWY #104A	PORTLAND OR 97209
661	RETURN SERVICE REQUESTED			MARZ GERI L & ZOLLER LUAN	1310 NW NAITO PKWY #106A	PORTLAND OR 97209
662	RETURN SERVICE REQUESTED			REBECCA R ROOKS TR	1310 NW NAITO PKWY #201A	PORTLAND OR 97209
663	RETURN SERVICE REQUESTED			BENSCHING DEBORAH J	1310 NW NAITO PKWY #205A	PORTLAND OR 97209
664	RETURN SERVICE REQUESTED			SARVER DOUGLAS V	1310 NW NAITO PKWY #206A	PORTLAND OR 97209
665	RETURN SERVICE REQUESTED			JOHN LEE & STEVEN CHRISTE	1310 NW NAITO PKWY #208A	PORTLAND OR 97209-3159
666	RETURN SERVICE REQUESTED			KRISTIN A DEL BALZO TR	1310 NW NAITO PKWY #305A	PORTLAND OR 97209
667	RETURN SERVICE REQUESTED			BALDWIN CHRISTOPHER J	1310 NW NAITO PKWY #312A	PORTLAND OR 97209
668	RETURN SERVICE REQUESTED			FULLEY AARON	1310 NW NAITO PKWY #403A	PORTLAND OR 97209
669	RETURN SERVICE REQUESTED			PELLEGRINI LAWRENCE & DE	1310 NW NAITO PKWY #407A	PORTLAND OR 97209
670	RETURN SERVICE REQUESTED			JACOBS DANIEL H TR & JACO	1310 NW NAITO PKWY #504A	PORTLAND OR 97209
671	RETURN SERVICE REQUESTED			CAROL RUTH SORENSEN SURVI	1310 NW NAITO PKWY #507A	PORTLAND OR 97209
672	RETURN SERVICE REQUESTED			HICKEY THOMAS A & HICKEY	1310 NW NAITO PKWY #508A	PORTLAND OR 97209
673	RETURN SERVICE REQUESTED			JOSEPH HAIMBERG REV TR &	1310 NW NAITO PKWY #605A	PORTLAND OR 97209
674	RETURN SERVICE REQUESTED			BANKS FREDERICK S & MARIA	1310 NW NAITO PKWY #609A	PORTLAND OR 97210
675	RETURN SERVICE REQUESTED			MOTRONI JAMES R TR-1/2 &	1310 NW NAITO PKWY #701A	PORTLAND OR 97209
676	RETURN SERVICE REQUESTED			SHAFFER CHRISTOPHER A & O	1310 NW NAITO PKWY #704A	PORTLAND OR 97209
677	RETURN SERVICE REQUESTED			WESTENBERG 2006 REV TR	1310 NW NAITO PKWY #807A	PORTLAND OR 97209
678	RETURN SERVICE REQUESTED			BROBOSTON WILLIAM JR & BUN	1310 NW NAITO PKWY #808A	PORTLAND OR 97209
679	RETURN SERVICE REQUESTED			GILDERSLEEVE NANCY L	1310 NW NAITO PKWY #903A	PORTLAND OR 97209
680	RETURN SERVICE REQUESTED			RENAN SHELDON	1310 NW NAITO PKWY #907	PORTLAND OR 97209-3162
681	RETURN SERVICE REQUESTED			DAVID LEIGHTON MITCHELL &	1310 NW NAITO PKWY #907A	PORTLAND OR 97209
682	RETURN SERVICE REQUESTED			CITY OF PORTLAND	1362 NW NAITO PKWY	PORTLAND OR 97209
683				CURRENT RESIDENT	1150 NW QUIMBY ST #2010	PORTLAND OR 97209
684				CURRENT RESIDENT	1255 NW 9TH AVE #1106	PORTLAND OR 97209
685				CURRENT RESIDENT	1255 NW 9TH AVE #1108	PORTLAND OR 97209
686				CURRENT RESIDENT	1220 NW 9TH AVE	PORTLAND OR 97209
687				CURRENT RESIDENT	1550 NW NAITO PKWY	PORTLAND OR 97209
688				CURRENT RESIDENT	909 NW OVERTON ST	PORTLAND OR 97209
689				CURRENT RESIDENT	917 NW OVERTON ST	PORTLAND OR 97209
690				CURRENT RESIDENT	925 NW OVERTON ST	PORTLAND OR 97209
691				CURRENT RESIDENT	1099 NW OVERTON ST	PORTLAND OR 97209
692				CURRENT RESIDENT	1150 NW QUIMBY ST	PORTLAND OR 97209
693				CURRENT RESIDENT	1150 NW QUIMBY ST #1002	PORTLAND OR 97209
694				CURRENT RESIDENT	1150 NW QUIMBY ST #1104	PORTLAND OR 97209
695				CURRENT RESIDENT	1150 NW QUIMBY ST #1304	PORTLAND OR 97209
696				CURRENT RESIDENT	1150 NW QUIMBY ST #1506	PORTLAND OR 97209
697				CURRENT RESIDENT	1150 NW QUIMBY ST #1602	PORTLAND OR 97209
698				CURRENT RESIDENT	1150 NW QUIMBY ST #1604	PORTLAND OR 97209
699				CURRENT RESIDENT	1150 NW QUIMBY ST #1606	PORTLAND OR 97209
700				CURRENT RESIDENT	1150 NW QUIMBY ST #1706	PORTLAND OR 97209
701				CURRENT RESIDENT	1150 NW QUIMBY ST #1810	PORTLAND OR 97209
702				CURRENT RESIDENT	1150 NW QUIMBY ST #1904	PORTLAND OR 97209
703				CURRENT RESIDENT	1150 NW QUIMBY ST #2012	PORTLAND OR 97209
704				CURRENT RESIDENT	1150 NW QUIMBY ST #204	PORTLAND OR 97209
705				CURRENT RESIDENT	1150 NW QUIMBY ST #2108	PORTLAND OR 97209
706				CURRENT RESIDENT	1150 NW QUIMBY ST #306	PORTLAND OR 97209
707				CURRENT RESIDENT	1150 NW QUIMBY ST #312	PORTLAND OR 97209
708				CURRENT RESIDENT	1150 NW QUIMBY ST #332	PORTLAND OR 97209
709				CURRENT RESIDENT	1150 NW QUIMBY ST #338	PORTLAND OR 97209
710				CURRENT RESIDENT	1150 NW QUIMBY ST #340	PORTLAND OR 97209
711				CURRENT RESIDENT	1150 NW QUIMBY ST #342	PORTLAND OR 97209
712				CURRENT RESIDENT	1150 NW QUIMBY ST #406	PORTLAND OR 97209
713				CURRENT RESIDENT	1150 NW QUIMBY ST #434	PORTLAND OR 97209
714				CURRENT RESIDENT	1150 NW QUIMBY ST #508	PORTLAND OR 97209
715				CURRENT RESIDENT	1150 NW QUIMBY ST #524	PORTLAND OR 97209
716				CURRENT RESIDENT	1150 NW QUIMBY ST #606	PORTLAND OR 97209
717				CURRENT RESIDENT	1150 NW QUIMBY ST #702	PORTLAND OR 97209
718				CURRENT RESIDENT	1150 NW QUIMBY ST #704	PORTLAND OR 97209
719				CURRENT RESIDENT	1175 NW PETTYGROVE ST	PORTLAND OR 97209
720				CURRENT RESIDENT	1181 NW PETTYGROVE ST	PORTLAND OR 97209
721				CURRENT RESIDENT	1415 NW 11TH AVE	PORTLAND OR 97209
722				CURRENT RESIDENT	1433 NW 11TH AVE	PORTLAND OR 97209
723				CURRENT RESIDENT	1455 NW 11TH AVE	PORTLAND OR 97209
724				CURRENT RESIDENT	1467 NW 11TH AVE	PORTLAND OR 97209
725				CURRENT RESIDENT	1481 NW 11TH AVE	PORTLAND OR 97209
726				CURRENT RESIDENT	1489 NW 11TH AVE	PORTLAND OR 97209
727				CURRENT RESIDENT	949 NW OVERTON ST	PORTLAND OR 97209
728				CURRENT RESIDENT	949 NW OVERTON ST #1004	PORTLAND OR 97209
729				CURRENT RESIDENT	949 NW OVERTON ST #1005	PORTLAND OR 97209
730				CURRENT RESIDENT	949 NW OVERTON ST #1007	PORTLAND OR 97209

	A	B	C	D	E	F
731				CURRENT RESIDENT	949 NW OVERTON ST #1009	PORTLAND OR 97209
732				CURRENT RESIDENT	949 NW OVERTON ST #1010	PORTLAND OR 97209
733				CURRENT RESIDENT	949 NW OVERTON ST #1011	PORTLAND OR 97209
734				CURRENT RESIDENT	949 NW OVERTON ST #1014	PORTLAND OR 97209
735				CURRENT RESIDENT	949 NW OVERTON ST #1104	PORTLAND OR 97209
736				CURRENT RESIDENT	949 NW OVERTON ST #1106	PORTLAND OR 97209
737				CURRENT RESIDENT	949 NW OVERTON ST #1109	PORTLAND OR 97209
738				CURRENT RESIDENT	949 NW OVERTON ST #1110	PORTLAND OR 97209
739				CURRENT RESIDENT	949 NW OVERTON ST #1111	PORTLAND OR 97209
740				CURRENT RESIDENT	949 NW OVERTON ST #1113	PORTLAND OR 97209
741				CURRENT RESIDENT	949 NW OVERTON ST #1114	PORTLAND OR 97209
742				CURRENT RESIDENT	949 NW OVERTON ST #1201	PORTLAND OR 97209
743				CURRENT RESIDENT	949 NW OVERTON ST #1207	PORTLAND OR 97209
744				CURRENT RESIDENT	949 NW OVERTON ST #1209	PORTLAND OR 97209
745				CURRENT RESIDENT	949 NW OVERTON ST #1210	PORTLAND OR 97209
746				CURRENT RESIDENT	949 NW OVERTON ST #1304	PORTLAND OR 97209
747				CURRENT RESIDENT	949 NW OVERTON ST #1305	PORTLAND OR 97209
748				CURRENT RESIDENT	949 NW OVERTON ST #1306	PORTLAND OR 97209
749				CURRENT RESIDENT	949 NW OVERTON ST #1307	PORTLAND OR 97209
750				CURRENT RESIDENT	949 NW OVERTON ST #1308	PORTLAND OR 97209
751				CURRENT RESIDENT	949 NW OVERTON ST #1309	PORTLAND OR 97209
752				CURRENT RESIDENT	949 NW OVERTON ST #1310	PORTLAND OR 97209
753				CURRENT RESIDENT	949 NW OVERTON ST #1405	PORTLAND OR 97209
754				CURRENT RESIDENT	949 NW OVERTON ST #1407	PORTLAND OR 97209
755				CURRENT RESIDENT	949 NW OVERTON ST #1410	PORTLAND OR 97209
756				CURRENT RESIDENT	949 NW OVERTON ST #1411	PORTLAND OR 97209
757				CURRENT RESIDENT	949 NW OVERTON ST #1412	PORTLAND OR 97209
758				CURRENT RESIDENT	949 NW OVERTON ST #1413	PORTLAND OR 97209
759				CURRENT RESIDENT	949 NW OVERTON ST #1415	PORTLAND OR 97209
760				CURRENT RESIDENT	949 NW OVERTON ST #1507	PORTLAND OR 97209
761				CURRENT RESIDENT	949 NW OVERTON ST #1508	PORTLAND OR 97209
762				CURRENT RESIDENT	949 NW OVERTON ST #1513	PORTLAND OR 97209
763				CURRENT RESIDENT	949 NW OVERTON ST #1603	PORTLAND OR 97209
764				CURRENT RESIDENT	949 NW OVERTON ST #306	PORTLAND OR 97209
765				CURRENT RESIDENT	949 NW OVERTON ST #311	PORTLAND OR 97209
766				CURRENT RESIDENT	949 NW OVERTON ST #312	PORTLAND OR 97209
767				CURRENT RESIDENT	949 NW OVERTON ST #502	PORTLAND OR 97209
768				CURRENT RESIDENT	949 NW OVERTON ST #504	PORTLAND OR 97209
769				CURRENT RESIDENT	949 NW OVERTON ST #507	PORTLAND OR 97209
770				CURRENT RESIDENT	949 NW OVERTON ST #513	PORTLAND OR 97209
771				CURRENT RESIDENT	949 NW OVERTON ST #604	PORTLAND OR 97209
772				CURRENT RESIDENT	949 NW OVERTON ST #610	PORTLAND OR 97209
773				CURRENT RESIDENT	949 NW OVERTON ST #702	PORTLAND OR 97209
774				CURRENT RESIDENT	949 NW OVERTON ST #705	PORTLAND OR 97209
775				CURRENT RESIDENT	949 NW OVERTON ST #707	PORTLAND OR 97209
776				CURRENT RESIDENT	949 NW OVERTON ST #708	PORTLAND OR 97209
777				CURRENT RESIDENT	949 NW OVERTON ST #712	PORTLAND OR 97209
778				CURRENT RESIDENT	949 NW OVERTON ST #804	PORTLAND OR 97209
779				CURRENT RESIDENT	949 NW OVERTON ST #807	PORTLAND OR 97209
780				CURRENT RESIDENT	949 NW OVERTON ST #811	PORTLAND OR 97209
781				CURRENT RESIDENT	949 NW OVERTON ST #902	PORTLAND OR 97209
782				CURRENT RESIDENT	949 NW OVERTON ST #904	PORTLAND OR 97209
783				CURRENT RESIDENT	949 NW OVERTON ST #907	PORTLAND OR 97209
784				CURRENT RESIDENT	949 NW OVERTON ST #908	PORTLAND OR 97209
785				CURRENT RESIDENT	949 NW OVERTON ST #909	PORTLAND OR 97209
786				CURRENT RESIDENT	949 NW OVERTON ST #910	PORTLAND OR 97209
787				CURRENT RESIDENT	949 NW OVERTON ST #911	PORTLAND OR 97209
788				CURRENT RESIDENT	949 NW OVERTON ST #C1	PORTLAND OR 97209
789				CURRENT RESIDENT	1210 NW 10TH AVE	PORTLAND OR 97209
790				CURRENT RESIDENT	1210 NW 10TH AVE #C03	PORTLAND OR 97209
791				CURRENT RESIDENT	1250 NW 10TH AVE #C01	PORTLAND OR 97209
792				CURRENT RESIDENT	1250 NW 10TH AVE #C02	PORTLAND OR 97209
793				CURRENT RESIDENT	1255 NW 9TH AVE #-11	PORTLAND OR 97209
794				CURRENT RESIDENT	1255 NW 9TH AVE #-13	PORTLAND OR 97209
795				CURRENT RESIDENT	1255 NW 9TH AVE #-17	PORTLAND OR 97209
796				CURRENT RESIDENT	1255 NW 9TH AVE #011	PORTLAND OR 97209
797				CURRENT RESIDENT	1255 NW 9TH AVE #015	PORTLAND OR 97209
798				CURRENT RESIDENT	1255 NW 9TH AVE #1002	PORTLAND OR 97209
799				CURRENT RESIDENT	1255 NW 9TH AVE #1005	PORTLAND OR 97209
800				CURRENT RESIDENT	1255 NW 9TH AVE #1007	PORTLAND OR 97209
801				CURRENT RESIDENT	1255 NW 9TH AVE #107	PORTLAND OR 97209
802				CURRENT RESIDENT	1255 NW 9TH AVE #1101	PORTLAND OR 97209
803				CURRENT RESIDENT	1255 NW 9TH AVE #1103	PORTLAND OR 97209

	A	B	C	D	E	F
1096				CURRENT RESIDENT	1310 NW NAITO PKWY #606A	PORTLAND OR 97209
1097				CURRENT RESIDENT	1310 NW NAITO PKWY #607	PORTLAND OR 97209
1098				CURRENT RESIDENT	1310 NW NAITO PKWY #607A	PORTLAND OR 97209
1099				CURRENT RESIDENT	1310 NW NAITO PKWY #608A	PORTLAND OR 97209
1100				CURRENT RESIDENT	1310 NW NAITO PKWY #609	PORTLAND OR 97209
1101				CURRENT RESIDENT	1310 NW NAITO PKWY #701	PORTLAND OR 97209
1102				CURRENT RESIDENT	1310 NW NAITO PKWY #702	PORTLAND OR 97209
1103				CURRENT RESIDENT	1310 NW NAITO PKWY #702A	PORTLAND OR 97209
1104				CURRENT RESIDENT	1310 NW NAITO PKWY #703	PORTLAND OR 97209
1105				CURRENT RESIDENT	1310 NW NAITO PKWY #703A	PORTLAND OR 97209
1106				CURRENT RESIDENT	1310 NW NAITO PKWY #704	PORTLAND OR 97209
1107				CURRENT RESIDENT	1310 NW NAITO PKWY #705	PORTLAND OR 97209
1108				CURRENT RESIDENT	1310 NW NAITO PKWY #706A	PORTLAND OR 97209
1109				CURRENT RESIDENT	1310 NW NAITO PKWY #707	PORTLAND OR 97209
1110				CURRENT RESIDENT	1310 NW NAITO PKWY #707A	PORTLAND OR 97209
1111				CURRENT RESIDENT	1310 NW NAITO PKWY #708	PORTLAND OR 97209
1112				CURRENT RESIDENT	1310 NW NAITO PKWY #708A	PORTLAND OR 97209
1113				CURRENT RESIDENT	1310 NW NAITO PKWY #709A	PORTLAND OR 97209
1114				CURRENT RESIDENT	1310 NW NAITO PKWY #801	PORTLAND OR 97209
1115				CURRENT RESIDENT	1310 NW NAITO PKWY #801A	PORTLAND OR 97209
1116				CURRENT RESIDENT	1310 NW NAITO PKWY #802	PORTLAND OR 97209
1117				CURRENT RESIDENT	1310 NW NAITO PKWY #803	PORTLAND OR 97209
1118				CURRENT RESIDENT	1310 NW NAITO PKWY #803A	PORTLAND OR 97209
1119				CURRENT RESIDENT	1310 NW NAITO PKWY #804	PORTLAND OR 97209
1120				CURRENT RESIDENT	1310 NW NAITO PKWY #804A	PORTLAND OR 97209
1121				CURRENT RESIDENT	1310 NW NAITO PKWY #805	PORTLAND OR 97209
1122				CURRENT RESIDENT	1310 NW NAITO PKWY #805A	PORTLAND OR 97209
1123				CURRENT RESIDENT	1310 NW NAITO PKWY #806	PORTLAND OR 97209
1124				CURRENT RESIDENT	1310 NW NAITO PKWY #806A	PORTLAND OR 97209
1125				CURRENT RESIDENT	1310 NW NAITO PKWY #807	PORTLAND OR 97209
1126				CURRENT RESIDENT	1310 NW NAITO PKWY #808	PORTLAND OR 97209
1127				CURRENT RESIDENT	1310 NW NAITO PKWY #809	PORTLAND OR 97209
1128				CURRENT RESIDENT	1310 NW NAITO PKWY #901	PORTLAND OR 97209
1129				CURRENT RESIDENT	1310 NW NAITO PKWY #901A	PORTLAND OR 97209
1130				CURRENT RESIDENT	1310 NW NAITO PKWY #902	PORTLAND OR 97209
1131				CURRENT RESIDENT	1310 NW NAITO PKWY #902A	PORTLAND OR 97209
1132				CURRENT RESIDENT	1310 NW NAITO PKWY #903	PORTLAND OR 97209
1133				CURRENT RESIDENT	1310 NW NAITO PKWY #904	PORTLAND OR 97209
1134				CURRENT RESIDENT	1310 NW NAITO PKWY #904A	PORTLAND OR 97209
1135				CURRENT RESIDENT	1310 NW NAITO PKWY #905	PORTLAND OR 97209
1136				CURRENT RESIDENT	1310 NW NAITO PKWY #906	PORTLAND OR 97209
1137				CURRENT RESIDENT	1310 NW NAITO PKWY #906A	PORTLAND OR 97209
1138				CURRENT RESIDENT	1310 NW NAITO PKWY #908A	PORTLAND OR 97209
1139				CURRENT RESIDENT	1364 NW NAITO PKWY	PORTLAND OR 97209
1140				CURRENT RESIDENT	1462 NW NAITO PKWY	PORTLAND OR 97209
1141				CURRENT RESIDENT	1466 NW NAITO PKWY	PORTLAND OR 97209
1142				CURRENT RESIDENT	1466 NW NAITO PKWY #100	PORTLAND OR 97209
1143				CURRENT RESIDENT	1466 NW NAITO PKWY #200	PORTLAND OR 97209
1144				CURRENT RESIDENT	1207 NW NAITO PKWY	PORTLAND OR 97209
1145				CURRENT RESIDENT	1207 NW NAITO PKWY #104	PORTLAND OR 97209
1146				CURRENT RESIDENT	1207 NW NAITO PKWY #154	PORTLAND OR 97209
1147				CURRENT RESIDENT	1250 NW 9TH AVE	PORTLAND OR 97209
1148	RETURN SERVICE REQUESTED		OWNER	FDC DBA PROSPER PORTLAND	222 NW 5TH AVE	PORTLAND OR 97209-3812
1149	RETURN SERVICE REQUESTED	APPLICANT	SERA ARCHITECTS	SCHULTZ KURT	600 SW 10TH AVE #500	PORTLAND OR 97205
1150	RETURN SERVICE REQUESTED	DEVELOPER	MLR VENTURES LLC	RALSTON TIM	931 SW KING AVE #A	PORTLAND OR 97205
1151	RETURN SERVICE REQUESTED		NEIGHBORS WEST/NORTHWEST	GARRETT DARLENE URBAN	434 NW 6TH AVE #202	PORTLAND OR 97209
1152	RETURN SERVICE REQUESTED		PEARL DISTRICT NA	DYSERT DAVID	434 NW 6TH AVE #202	PORTLAND OR 97210
1153	RETURN SERVICE REQUESTED		LAND USE CONTACT	PEARL DISTRICT BA	PO BOX 6767	PORTLAND OR 97228
1154	RETURN SERVICE REQUESTED			DOUG KLOTZ	1908 SE 35TH PLACE	PORTLAND OR 97214
1155	RETURN SERVICE REQUESTED		LAND USE CONTACT	TRANSIT DEVELOPMENT	1800 SW FIRST AVE #300	PORTLAND OR 97201
1156	RETURN SERVICE REQUESTED		PORTLAND METRO REGIONAL SOLUTIONS	C/O DLCD REGIONAL REPRESENTATIVE	1600 SW FOURTH AVE #109	PORTLAND OR 97201
1157	RETURN SERVICE REQUESTED		LAND USE CONTACT	STATE HISTORIC PRESERVATION OFFICE	725 SUMMER NE #C	SALEM OR 97301
1158	RETURN SERVICE REQUESTED		LAND USE CONTACT	AIA URBAN DESIGN COMMITTEE	422 NW 13TH AVE	PORTLAND OR 97209
1159				LAND USE CONTACT	PROSPER PORTLAND	129/PROSPER
1160					BRANDON SPENCER-HARTLE	B299/R7000
1161					DAWN KRANTZ	B299/R5000

Design Advice Request

CENTENNIAL MILLS

CASE FILE	EA 23-069476 DA		
WHEN	Thursday, September 21 @ 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 grace.jeffreys@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	This proposal is for a multi-block mixed-use development and greenway improvements at the Centennial Mills property in the Pearl Subdistrict of the Central City Plan District. It includes three 5-story buildings over underground parking with approximately 277 residential units, 4,100 square feet of retail, and 244 parking stalls. Ground floor uses include lobbies, retail units, amenities, services, and dwelling units, and will be raised with dock access at lobbies and retail units. The property is bounded by NW Naito and the Willamette River and will include the development of the pedestrian greenway trail and resource enhancement/mitigation measures at the riverbank.		
REVIEW APPROVAL CRITERIA	<ul style="list-style-type: none">▪ Central City Fundamental Design Guidelines▪ River District Design Guidelines		
SITE ADDRESS	1362 NW Naito PKWY		
ZONING/ DESIGNATION	<ul style="list-style-type: none">▪ <u>Zoning</u>: Central Employment (EX) with overlays: Design (d), River Environmental (e), River General (g*), Scenic Resource (s).▪ <u>Additional designations</u>: river, floodplain, public trail, scenic corridors [Viewpoint CC-NW07], river resource site [WR15 – River District]		
APPLICANT(S)	Kurt Schultz, SERA Architects	OWNER(S)	PDC DBA Prosper Portland
QUESTIONS? BDS CONTACT	Grace Jeffreys, City Planner (503) 865-6521 / Grace.Jeffreys@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 | 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



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.

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.
 - Please manage your time when testifying. As a courtesy to other testifiers and our volunteer Commissions, please do not attempt to exceed the allotted amount of time.
3. We will enable screen sharing of presentations only for Design and Landmarks Commission members, project teams, and staff participating in the Webinar.
4. Testifiers who engage in inappropriate behavior or language will be promptly removed from the hearing.

Follow-up:

1. The Webinar will be recorded and uploaded to the City of Portland Auditors website, under the Case File Number, here: <https://efiles.portlandoregon.gov/Search>.

If you do not have access to the internet from a home computer or mobile phone, we can provide accommodations for you to view a live video display of the hearing from 1900 SW 4th Avenue in downtown Portland. This option for participation requires you to travel to a City building where we will provide a computer for viewing the hearing. City staff will not be present at this viewing location. If you require such accommodation, please contact the BDS Hearings Clerk at 503-865-6525 before 8 AM on the day of the hearing.



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: August 23, 2023

To: KURT SCHULTZ, SERA ARCHITECTS

From: Grace Jeffreys, Land Use Services, Grace.Jeffreys@portlandoregon.gov

RE: Design Advice Request posting for EA 23-069476 DA - Centennial Mills

Dear Kurt:

I have received your application for a Design Advice Request (DA) at 1362 NW NAITO PKWY. Your case number is given above. The first meeting with the Design Commission is scheduled for **September 21, 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 September 21, 2023, you must post the notice by September 1, 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 September 7, 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

KURT SCHULTZ, SERA ARCHITECTS
600 SW 10TH AVE., STE 500 PORTLAND, OR 97205

DATE: _____

TO: Grace Jeffreys
Bureau of Development Services
1900 SW Fourth Ave., Suite 5000
Portland, Oregon 97201

APPLICANT'S STATEMENT CERTIFYING DESIGN ADVICE REQUEST POSTING

Case File EA 23-069476 DA – Centennial Mills

This certifies that I have posted notice on my site. I understand that the meeting with the Design Commission is scheduled for **September 21, 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 within 10 feet of the street frontage line 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 September 7, 2023, 14 days before the scheduled meeting. I also understand that if I do not post the notices by September 1, 2023, or return this form by September 7, 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.

Signature

Print Name

Address

City/State/Zip Code

Design Advice Request

CENTENNIAL MILLS

CASE FILE	EA 23-069476 DA		
WHEN	Thursday, September 21 @ 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 grace.jeffreys@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	This proposal is for a multi-block mixed-use development and greenway improvements at the Centennial Mills property in the Pearl Subdistrict of the Central City Plan District. It includes three 5-story buildings over underground parking with approximately 277 residential units, 4,100 square feet of retail, and 244 parking stalls. Ground floor uses include lobbies, retail units, amenities, services, and dwelling units, and will be raised with dock access at lobbies and retail units. The property is bounded by NW Naito and the Willamette River and will include the development of the pedestrian greenway trail and resource enhancement/mitigation measures at the riverbank.		
REVIEW APPROVAL CRITERIA	<ul style="list-style-type: none"> ▪ Central City Fundamental Design Guidelines ▪ River District Design Guidelines 		
SITE ADDRESS	1362 NW Naito PKWY		
ZONING/ DESIGNATION	<ul style="list-style-type: none"> ▪ <u>Zoning</u>: Central Employment (EX) with overlays: Design (d), River Environmental (e), River General (g*), Scenic Resource (s). ▪ <u>Additional designations</u>: river, floodplain, public trail, scenic corridors [Viewpoint CC-NW07], river resource site [WR15 – River District] 		
APPLICANT(S)	Kurt Schultz, SERA Architects	OWNER(S)	Tim Ralston, MLR Ventures LLC
QUESTIONS? BDS CONTACT	Grace Jeffreys, City Planner (503) 865-6521 / Grace.Jeffreys@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 | 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

GENERAL INFORMATION ABOUT THE DESIGN ADVICE REQUEST PROCESS

Purpose of a Design Advice Request

Design Advice Requests are not intended to substitute for other Code-required land use or legislative procedures. Purposes served by Design Advice Requests might include the following:

- Early feedback on atypical building types or configurations unable to draw on other prior project approvals to assess approval potential.
- Projects which, for various reasons, anticipate including elements that do not appear to conform to design guidelines, and which may require a waiver of one or more design guidelines.
- Unique urban design schemes for which interest or support is sought prior to approaching other agencies.

Process

The Portland Zoning Code affords the opportunity for parties interested in bringing matters before the Design Commission outside of other prescribed regulatory or legislative processes. The relevant Code chapter reads as follows:

33.730.050 F. Other pre-application advice.

An applicant may request advice from the Design Commission or Historical Landmarks Commission prior to submitting a land use request that would be heard by these commissions. These requests are known as "Design Advice Requests". These requests do not substitute for a required pre-application conference with the BDS staff and other City urban service or technical representatives.

The general order of appearance for those attending the meeting is as follows: Bureau of Development Services introduction, applicant presentation, clarifying questions about the proposal by the Commission, public comment, informal discussion about the proposal between the Commission and the applicants, and Design Commission final comment. There will be no final decision about this proposal during this Design Advice Request process. At the request of the Commission, a submittal for a Design Advice Request may be continued to a future date for further discussion.

Opportunity for Public Comment

The neighborhood association may take a position on the proposed development and may have scheduled an open meeting prior to providing comment to the Design Commission. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting. The public meeting with the Design Commission will provide an opportunity for parties to submit oral and written comment on this matter.

Design Advice Request Results

Design Advice Requests will provide informal, advisory response only. Responses received at the meeting may inform City staff when processing future land use reviews, but will not be considered a formal directive from the Commission. The Commission may offer future procedural or design direction, and may also offer a preliminary assessment against approval criteria that would apply were the proposal to be reviewed formally through the land use review process. Comment provided at the meeting will be documented by City staff, and will be available for further and future reference.

KURT SCHULTZ, SERA ARCHITECTS
600 SW 10TH AVE., STE 500 PORTLAND, OR 97205

DATE: 8/31/2023

TO: Grace Jeffreys
Bureau of Development Services
1900 SW Fourth Ave., Suite 5000
Portland, Oregon 97201

APPLICANT'S STATEMENT CERTIFYING DESIGN ADVICE REQUEST POSTING

Case File EA 23-069476 DA - Centennial Mills

This certifies that I have posted notice on my site. I understand that the meeting with the Design Commission is scheduled for **September 21, 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 AUGUST 31, 2023 (date). These were placed within 10 feet of the street frontage line 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 September 7, 2023, 14 days before the scheduled meeting. I also understand that if I do not post the notices by September 1, 2023, or return this form by September 7, 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.



Signature

KURT SCHULTZ

Print Name

600 SW 10th AVE, SUITE 500

Address

PORTLAND, OR 97205

City/State/Zip Code

	A	B	C	D	E	F
1	ENDORSEMENT	INFO1	INFO2	NAME	ADDRESS/IO ADDRESS	CITYSTATEZIP/ADDRESSEE
2	RETURN SERVICE REQUESTED			KOPECKY GREGORY F & HIGGI	1000 PENNSYLVANIA AVE #3	SAN FRANCISCO CA 94107
3	RETURN SERVICE REQUESTED			YANO SEIJI TR	10020 SW 141ST AVE	BEAVERTON OR 97008
4	RETURN SERVICE REQUESTED			BALOO NORTHWEST LLC	1005 PORTOLA RD	PORTOLA VALLEY CA 94028-7210
5	RETURN SERVICE REQUESTED			INGLIS JUDITH C TR	1010 NORTHSHORE RD	LAKE OSWEGO OR 97034-3760
6	RETURN SERVICE REQUESTED			ENCORE CONDOMINIUMS OWNER	1022 NW MARSHALL ST #2	PORTLAND OR 97209-2989
7	RETURN SERVICE REQUESTED			ZAVA DAVID T	1025 NW COUCH ST #1514	PORTLAND OR 97209
8	RETURN SERVICE REQUESTED			KANG PETER K & KANG HEASO	1025 NW COUCH ST #619	PORTLAND OR 97209
9	RETURN SERVICE REQUESTED			PEDDIREDDY ESHA	1035 PINE ST #302	SAN FRANCISCO CA 94109-5010
10	RETURN SERVICE REQUESTED			KUSSMAN DONALD L & KUSSMA	10614 NE 30TH AVE	VANCOUVER WA 98686
11	RETURN SERVICE REQUESTED			MILLER KIBBEN K TR & EMER	10645 N ORACLE RD #121 PMB 334	ORO VALLEY AZ 85737-9388
12	RETURN SERVICE REQUESTED			ENRIGHT BRIAN J	10713 NE 156TH AVE	VANCOUVER WA 98682
13	RETURN SERVICE REQUESTED			WYNN KYLIE	10744 BLACKROCK CANYON AVE	LAS VEGAS NV 89166
14	RETURN SERVICE REQUESTED			PEARL CONDO RENTALS LLC	1075 NW NORTHTRUP ST #1314	PORTLAND OR 97209
15	RETURN SERVICE REQUESTED			TIMOTHY J KUZMA REV TR	1075 NW NORTHTRUP ST #916	PORTLAND OR 97209
16	RETURN SERVICE REQUESTED			MIRACAT LLC	110 WINDSAIL POINTE	FAYETTEVILLE GA 30215
17	RETURN SERVICE REQUESTED			MURRAY CHRISTOPHER D	111 GALLATIN DR #A	BOZEMAN MT 59718
18	RETURN SERVICE REQUESTED			BLOCK 20 CORP	1111 NW PETTYGROVE ST	PORTLAND OR 97209-2483
19	RETURN SERVICE REQUESTED			DE LAGE LANDEN FINANCIAL	1111 OLD EAGLE SCHOOL ROAD	WAYNE PA 19087
20	RETURN SERVICE REQUESTED			PORTLAND CITY OF	1120 SW 5TH AVE #858	PORTLAND OR 97204-1912
21	RETURN SERVICE REQUESTED			ELGIN MAROON TR	11351 DISCOVERY VIEW DR #308	ANCHORAGE AK 99515
22	RETURN SERVICE REQUESTED			AUSTRIA FAMILY TR	11356 SW ARTESA CT	PORTLAND OR 97225
23	RETURN SERVICE REQUESTED			MARY ANN CARLSON REV LIV	1140 NW 12TH ST	LINCOLN CITY OR 97367
24	RETURN SERVICE REQUESTED			BAVASI FAM TR	1141 N WAKONDA ST	FLAGSTAFF AZ 86004
25	RETURN SERVICE REQUESTED			BERKOWITZ PHYLLIS TR & BE	115 RIVER RD #5	COS COB CT 06807-2505
26	RETURN SERVICE REQUESTED			PENNESI MARK	1150 NW QUIMBY ST	PORTLAND OR 97209
27	RETURN SERVICE REQUESTED			PARK MARIE A	1150 NW QUIMBY ST #1006	PORTLAND OR 97209
28	RETURN SERVICE REQUESTED			CHYAU EDWARD K & WANG HUE	1150 NW QUIMBY ST #31	PORTLAND OR 97209-2485
29	RETURN SERVICE REQUESTED			COUGHLAN CHRISTIAN & COUG	1150 NW QUIMBY ST #1010	PORTLAND OR 97209-2490
30	RETURN SERVICE REQUESTED			PENG CHUNG-CHING	1150 NW QUIMBY ST #1202	PORTLAND OR 97209-2490
31	RETURN SERVICE REQUESTED			LI YINGCONG	1150 NW QUIMBY ST #1204	PORTLAND OR 97209-2490
32	RETURN SERVICE REQUESTED			BOZICH LIV TR	1150 NW QUIMBY ST #1302	PORTLAND OR 97209-2490
33	RETURN SERVICE REQUESTED			FTH OWEN REVOCABLE TRUST	1150 NW QUIMBY ST #1406	PORTLAND OR 97209-2491
34	RETURN SERVICE REQUESTED			GULICK-SCHLEGEL TR	1150 NW QUIMBY ST #1504	PORTLAND OR 97209-2491
35	RETURN SERVICE REQUESTED			JESSICA YESIM KAMAN LIV T	1150 NW QUIMBY ST #1702	PORTLAND OR 97209-2491
36	RETURN SERVICE REQUESTED			BECKER MELINDA G	1150 NW QUIMBY ST #1806	PORTLAND OR 97209-2492
37	RETURN SERVICE REQUESTED			CHARLES T RAHAIM LIVING T	1150 NW QUIMBY ST #206	PORTLAND OR 97209-2488
38	RETURN SERVICE REQUESTED			BLANK ALAN R & STERNFIELD	1150 NW QUIMBY ST #2110	PORTLAND OR 97209-2492
39	RETURN SERVICE REQUESTED			SHAH ANUP J & LIN KIMBERLY	1150 NW QUIMBY ST #222	PORTLAND OR 97209-2488
40	RETURN SERVICE REQUESTED			SNIDER JULIE R	1150 NW QUIMBY ST #224	PORTLAND OR 97209-2488
41	RETURN SERVICE REQUESTED			DE LA CRUZ ROLAND V	1150 NW QUIMBY ST #324	PORTLAND OR 97209-2488
42	RETURN SERVICE REQUESTED			PHILIPPONA VICKI L	1150 NW QUIMBY ST #424	PORTLAND OR 97209-2488
43	RETURN SERVICE REQUESTED			DAVIS LELAND S III	1150 NW QUIMBY ST #432	PORTLAND OR 97209-2488
44	RETURN SERVICE REQUESTED			MONDEN BRENT M	1150 NW QUIMBY ST #440	PORTLAND OR 97209-2488
45	RETURN SERVICE REQUESTED			STERN ELLA E	1150 NW QUIMBY ST #442	PORTLAND OR 97209-2488
46	RETURN SERVICE REQUESTED			MILAM DAVID C & O'NEILL D	1150 NW QUIMBY ST #510	PORTLAND OR 97209-2488
47	RETURN SERVICE REQUESTED			CARTWRIGHT BRIAN	1150 NW QUIMBY ST #512	PORTLAND OR 97209-2488
48	RETURN SERVICE REQUESTED			JOHNSON RICHARD D & WEBER	1150 NW QUIMBY ST #526	PORTLAND OR 97209-2488
49	RETURN SERVICE REQUESTED			FIWEGGER TOMMY & FIWEGGER	1150 NW QUIMBY ST #528	PORTLAND OR 97209-2488
50	RETURN SERVICE REQUESTED			KONEY NII & ADDISON DIANE	1150 NW QUIMBY ST #530	PORTLAND OR 97209-2488
51	RETURN SERVICE REQUESTED			SANAA HUSSAIN REV TR	1150 NW QUIMBY ST #602	PORTLAND OR 97209-2489
52	RETURN SERVICE REQUESTED			PALMER SARAH R & WILLIAMS	1150 NW QUIMBY ST #610	PORTLAND OR 97209-2489
53	RETURN SERVICE REQUESTED			THOMPSON WILLIAM	1150 NW QUIMBY ST #706	PORTLAND OR 97209-2489
54	RETURN SERVICE REQUESTED			LUDWIG DAVID R & LUDWIG K	1150 NW QUIMBY ST #804	PORTLAND OR 97209-2489
55	RETURN SERVICE REQUESTED			JOHNSON RANDAL A	1150 NW QUIMBY ST #910	PORTLAND OR 97209-2489
56	RETURN SERVICE REQUESTED			KIMBERLY CAVENDISH REV TR	1150 NW QUIMBY ST #1212	PORTLAND OR 97209-2490
57	RETURN SERVICE REQUESTED			JUAREZ CAMERON D	1150 NW QUIMBY ST #1308	PORTLAND OR 97209-2490
58	RETURN SERVICE REQUESTED			GOODMAN TIMOTHY P	1150 NW QUIMBY ST #1310	PORTLAND OR 97209
59	RETURN SERVICE REQUESTED			KAHN SUZANNE L & KAHN KEV	1150 NW QUIMBY ST #2008	PORTLAND OR 97209-2492
60	RETURN SERVICE REQUESTED			PHILLIPS PHILLIP D & NYE	1150 NW QUIMBY ST #326	PORTLAND OR 97209
61	RETURN SERVICE REQUESTED			HEIDI LOUISE HARPER TR	1150 NW QUIMBY ST #334	PORTLAND OR 97209
62	RETURN SERVICE REQUESTED			JOHNSON VISTA CONDO LLC	1150 NW QUIMBY ST #410	PORTLAND OR 97209
63	RETURN SERVICE REQUESTED			BAGDADE PHILIP	1150 NW QUIMBY ST #422	PORTLAND OR 97209
64	RETURN SERVICE REQUESTED			VARADARAJAN NISHA	1150 NW QUIMBY ST #608	PORTLAND OR 97209-2489
65	RETURN SERVICE REQUESTED			FIRTH RICHARD & DOOLAN AN	1150 NW QUIMBY ST #906	PORTLAND OR 97209
66	RETURN SERVICE REQUESTED			SHAMIR KARKAL REV TR	1150 NW QUIMBY ST #506	PORTLAND OR 97209
67	RETURN SERVICE REQUESTED			EDDINGS MARC R & EDDINGS	1150 NW QUIMBY ST #532	PORTLAND OR 97209
68	RETURN SERVICE REQUESTED			FEHP PROPERTIES LLC	1208 SW DAVENPORT ST	PORTLAND OR 97201
69	RETURN SERVICE REQUESTED			HELLER MELVYN TR & HELLER	12103 N 114TH WAY	SCOTTSDALE AZ 85259-2615
70	RETURN SERVICE REQUESTED			PARADES DIANA	12119 NW WELSH DR	PORTLAND OR 97229-8333
71	RETURN SERVICE REQUESTED			FRANCK MITERNIQUE TR & PE	12220 SW 1ST ST	BEAVERTON OR 97005
72	RETURN SERVICE REQUESTED			CARLSON JOHN E & ESCOTE-C	1225 NW 9TH AVE #207	PORTLAND OR 97209-2886
73	RETURN SERVICE REQUESTED			ANNIE'S HOUSE RENTAL LLC	1240 NW KAINUI DR	CORVALLIS OR 97330

	A	B	C	D	E	F
74	RETURN SERVICE REQUESTED			AMPERE COMPUTING LLC	1250 NW 9TH AVE #800	PORTLAND OR 97209
75	RETURN SERVICE REQUESTED			RAMACHANDRAN BANU K	12533 EQUINE LN	WELLINGTON FL 33414
76	RETURN SERVICE REQUESTED			SCHUBACK VIOLIN SHOP INC	1255 NW 9TH AVE #11	PORTLAND OR 97209
77	RETURN SERVICE REQUESTED			THERIEN DORA	1255 NW 9TH AVE #1004	PORTLAND OR 97209-2897
78	RETURN SERVICE REQUESTED			AKIHO ANDY	1255 NW 9TH AVE #1102	PORTLAND OR 97209-2897
79	RETURN SERVICE REQUESTED			PAMELA K SCHALLAU TRUST	1255 NW 9TH AVE #112	PORTLAND OR 97209-2886
80	RETURN SERVICE REQUESTED			ATKINS & DAME PINNACLE LL	1255 NW 9TH AVE #119	PORTLAND OR 97209
81	RETURN SERVICE REQUESTED			JOHN E BATES REV LIV TR	1255 NW 9TH AVE #1206	PORTLAND OR 97209
82	RETURN SERVICE REQUESTED			RICE FAMILY TR	1255 NW 9TH AVE #1301	PORTLAND OR 97209
83	RETURN SERVICE REQUESTED			BENTLEY MANDY	1255 NW 9TH AVE #209	PORTLAND OR 97209
84	RETURN SERVICE REQUESTED			ANDERSON BAYLIES TR	1255 NW 9TH AVE #217	PORTLAND OR 97209
85	RETURN SERVICE REQUESTED			MCKILLION GRACE E	1255 NW 9TH AVE #514	PORTLAND OR 97209
86	RETURN SERVICE REQUESTED			PINNACLE515LLC	1255 NW 9TH AVE #515	PORTLAND OR 97209
87	RETURN SERVICE REQUESTED			LEONIDAS JOHN & LEONIDAS	1255 NW 9TH AVE #612	PORTLAND OR 97209
88	RETURN SERVICE REQUESTED			COSGROVE GARRETT C	1255 NW 9TH AVE #806	PORTLAND OR 97209
89	RETURN SERVICE REQUESTED			RUE DUSTIN	1255 NW 9TH AVE #302	PORTLAND OR 97209
90	RETURN SERVICE REQUESTED			LINDER CAROLYN	1255 NW 9TH AVE #506	PORTLAND OR 97209
91	RETURN SERVICE REQUESTED			JOHN B DES CAMP JR TR	1255 NW 9TH AVE #516	PORTLAND OR 97209-2895
92	RETURN SERVICE REQUESTED			JACKSON SARAH	1255 NW 9TH AVE #610	PORTLAND OR 97209
93	RETURN SERVICE REQUESTED			PHILLIPS JEAN TR	1255 NW 9TH AVE #320	PORTLAND OR 97209
94	RETURN SERVICE REQUESTED			NALLAPAREDDY RITHVIK & PA	1255 NW 9TH AVE #407	PORTLAND OR 97209
95	RETURN SERVICE REQUESTED			CONCORDE TRUST & ST BOTOL	1255 NW 9TH AVE #219	PORTLAND OR 97209
96	RETURN SERVICE REQUESTED			ZEGERS PAUL & ZEGERS PHYL	1256 NW TROOST ST	ROSEBURG OR 97470
97	RETURN SERVICE REQUESTED			S#HUAI ET AL	12561 SENDA PANACEA	SAN DIEGO CA 92129-2203
98	RETURN SERVICE REQUESTED			FISCHER JEFFREY M & JOHNS	1260 NW NAITO PKWY #202	PORTLAND OR 97209-3150
99	RETURN SERVICE REQUESTED			LABADIE MATTHEW L	1260 NW NAITO PKWY #208	PORTLAND OR 97209
100	RETURN SERVICE REQUESTED			ROBERT P & NANCY A GOLDMA	1260 NW NAITO PKWY #309	PORTLAND OR 97209
101	RETURN SERVICE REQUESTED			CLARKE JESSICA A	1260 NW NAITO PKWY #310	PORTLAND OR 97209-3152
102	RETURN SERVICE REQUESTED			GARG RAJAN	1260 NW NAITO PKWY #502	PORTLAND OR 97209
103	RETURN SERVICE REQUESTED			KERN WILLIAM H	1260 NW NAITO PKWY #510	PORTLAND OR 97209-3153
104	RETURN SERVICE REQUESTED			EGGERSS LIV TR	1260 NW NAITO PKWY #601	PORTLAND OR 97209-3153
105	RETURN SERVICE REQUESTED			FERNEY RALPH R & FERNEY E	1260 NW NAITO PKWY #604	PORTLAND OR 97209
106	RETURN SERVICE REQUESTED			CAMPANA ROGER D & DRUMHEL	1260 NW NAITO PKWY #606	PORTLAND OR 97209-3154
107	RETURN SERVICE REQUESTED			EVANS MARK J TR	1260 NW NAITO PKWY #608	PORTLAND OR 97209
108	RETURN SERVICE REQUESTED			SNYDER JULIE R TR & SNYDE	1260 NW NAITO PKWY #702	PORTLAND OR 97209
109	RETURN SERVICE REQUESTED			WEISS WENDY S TR	1260 NW NAITO PKWY #705	PORTLAND OR 97209
110	RETURN SERVICE REQUESTED			PEDRICK JANE H TR	1260 NW NAITO PKWY #706	PORTLAND OR 97209-3154
111	RETURN SERVICE REQUESTED			ZUTZ MARK L	1260 NW NAITO PKWY #709	PORTLAND OR 97209-3154
112	RETURN SERVICE REQUESTED			KRONICK STUART TR	1260 NW NAITO PKWY #802	PORTLAND OR 97209
113	RETURN SERVICE REQUESTED			HAGHIGHAT KAMRAN	1260 NW NAITO PKWY #808	PORTLAND OR 97209
114	RETURN SERVICE REQUESTED			CROOKE ROBERT B TR & CROO	1260 NW NAITO PKWY #901	PORTLAND OR 97209
115	RETURN SERVICE REQUESTED			JOHN PATTERSON HAMILTON T	1260 NW NAITO PKWY #903	PORTLAND OR 97209
116	RETURN SERVICE REQUESTED			KING GORDON A & KING MARY	1260 NW NAITO PKWY #904	PORTLAND OR 97209
117	RETURN SERVICE REQUESTED			PAGANO DONALD F & PAGANO	1260 NW NAITO PKWY #905	PORTLAND OR 97209
118	RETURN SERVICE REQUESTED			MICHAEL DAVID GLEASON & M	1260 NW NAITO PKWY #410B	PORTLAND OR 97209
119	RETURN SERVICE REQUESTED			NGUYEN THUC QUYNH & SIMMO	1260 NW NAITO PKWY #507B	PORTLAND OR 97209
120	RETURN SERVICE REQUESTED			MEDURI JOSEPH J & MEDURI	1260 NW NAITO PKWY #602	PORTLAND OR 97209
121	RETURN SERVICE REQUESTED			ANNE YORK SAMSON REV TR	1260 NW NAITO PKWY #708	PORTLAND OR 97209-3154
122	RETURN SERVICE REQUESTED			HAMID MIRZA FAMILY TR	1260 NW NAITO PKWY #803	PORTLAND OR 97209-3155
123	RETURN SERVICE REQUESTED			LIANNE BANNOW REV LIV TR	1260 NW NAITO PKWY #806B	PORTLAND OR 97209-3155
124	RETURN SERVICE REQUESTED			AMY R LAWRENCE LIV TR	1260 NW NAITO PKWY #102	PORTLAND OR 97209
125	RETURN SERVICE REQUESTED			MOSSERI KARIN & PHIPPS CH	1260 NW NAITO PKWY #609	PORTLAND OR 97209-3154
126	RETURN SERVICE REQUESTED			KAWIAK ROBERT & KAWIAK MO	1260 NW NAITO PKWY #804	PORTLAND OR 97209
127	RETURN SERVICE REQUESTED			MAGUIRE PETER A TR	1288 COLUMBUS AVE #254	SAN FRANCISCO CA 94133
128	RETURN SERVICE REQUESTED			KLEIN LIV TR	12973 W RED FOX RD	PEORIA AZ 85383
129	RETURN SERVICE REQUESTED			TJAHJADI YULIUS	1305 WAYNE WAY	SAN MATEO CA 94403-1565
130	RETURN SERVICE REQUESTED			ETZEL DOUGLAS S TR & ETZE	1310 NW NAITO PKWY #1002	PORTLAND OR 97209-3162
131	RETURN SERVICE REQUESTED			SCHOLNICK MARK D TR & SCH	1310 NW NAITO PKWY #108	PORTLAND OR 97209
132	RETURN SERVICE REQUESTED			JORDAN DEE	1310 NW NAITO PKWY #113	PORTLAND OR 97209
133	RETURN SERVICE REQUESTED			BABBITT KAREN V	1310 NW NAITO PKWY #200	PORTLAND OR 97209-3163
134	RETURN SERVICE REQUESTED			HARRISON EDWARD C JR & HA	1310 NW NAITO PKWY #207	PORTLAND OR 97209
135	RETURN SERVICE REQUESTED			SAFRANEK ROBERT J & SAFRA	1310 NW NAITO PKWY #303	PORTLAND OR 97209
136	RETURN SERVICE REQUESTED			MATSUURA ANNE Y	1310 NW NAITO PKWY #307	PORTLAND OR 97209
137	RETURN SERVICE REQUESTED			JOSEPH F TROVATO REV TR &	1310 NW NAITO PKWY #308	PORTLAND OR 97209-3159
138	RETURN SERVICE REQUESTED			LAVIN ANDREW	1310 NW NAITO PKWY #309	PORTLAND OR 97209
139	RETURN SERVICE REQUESTED			DAVID L GESINGER REV TR &	1310 NW NAITO PKWY #310	PORTLAND OR 97209
140	RETURN SERVICE REQUESTED			WAGNER HEIDI K & YOUNG MI	1310 NW NAITO PKWY #409	PORTLAND OR 97209-3160
141	RETURN SERVICE REQUESTED			RUTH HEATON TR	1310 NW NAITO PKWY #410	PORTLAND OR 97209
142	RETURN SERVICE REQUESTED			EK AMY E	1310 NW NAITO PKWY #411	PORTLAND OR 97209
143	RETURN SERVICE REQUESTED			FITCH LOW FAM TR	1310 NW NAITO PKWY #412	PORTLAND OR 97209
144	RETURN SERVICE REQUESTED			BRADLEY K WALD REV TR	1310 NW NAITO PKWY #503	PORTLAND OR 97209
145	RETURN SERVICE REQUESTED			ROBERT H MOORE TR	1310 NW NAITO PKWY #505	PORTLAND OR 97209
146	RETURN SERVICE REQUESTED			CARTER ROOSEVELT & HARVEY	1310 NW NAITO PKWY #506	PORTLAND OR 97209

	A	B	C	D	E	F
147	RETURN SERVICE REQUESTED			GOURZIS JAMES T TR & GOUR	1310 NW NAITO PKWY #603	PORTLAND OR 97209
148	RETURN SERVICE REQUESTED			BETSY & GEORGE GRANGER TR	1310 NW NAITO PKWY #604	PORTLAND OR 97209-3161
149	RETURN SERVICE REQUESTED			WILLIAMS DANIEL S & WILLI	1310 NW NAITO PKWY #606	PORTLAND OR 97209
150	RETURN SERVICE REQUESTED			CHARLES W MCCONNELL TR	1310 NW NAITO PKWY #608	PORTLAND OR 97209
151	RETURN SERVICE REQUESTED			CHANDOLA ABHINAV	1310 NW NAITO PKWY #706	PORTLAND OR 97209
152	RETURN SERVICE REQUESTED			FITTS KAREN	1310 NW NAITO PKWY #709	PORTLAND OR 97209
153	RETURN SERVICE REQUESTED			LUPU VITALIE & YEN CRISTI	1310 NW NAITO PKWY #908	PORTLAND OR 97209
154	RETURN SERVICE REQUESTED			MILLER SHARON L TR	1310 NW NAITO PKWY #M203	PORTLAND OR 97209-3158
155	RETURN SERVICE REQUESTED			GREENE ROBERT E & GREENE	1310 NW NAITO PKWY #202	PORTLAND OR 97209-3158
156	RETURN SERVICE REQUESTED			PHILLIP & JEAN DAVID FAMI	1310 NW NAITO PKWY #408A	PORTLAND OR 97209-3160
157	RETURN SERVICE REQUESTED			POTTER LINDA & POTTER DON	1310 NW NAITO PKWY #809A	PORTLAND OR 97209-3162
158	RETURN SERVICE REQUESTED			MAZER LAWRENCE F & PHYLLI	1310 NW NAITO PKWY #905A	PORTLAND OR 97209-3162
159	RETURN SERVICE REQUESTED			FABINIAK TIMOTHY J & CUNN	1310 NW NAITO PKWY #1005A	PORTLAND OR 97209
160	RETURN SERVICE REQUESTED			HAHN JEFFREY R & HAHN SUZ	1310 NW NAITO PKWY #1007A	PORTLAND OR 97209-3163
161	RETURN SERVICE REQUESTED			COX RYAN C	1310 NW NAITO PKWY #101A	PORTLAND OR 97209
162	RETURN SERVICE REQUESTED			BAKER DOUGLAS J & BAKER L	1310 NW NAITO PKWY #705A	PORTLAND OR 97209
163	RETURN SERVICE REQUESTED			GALIZIO-METZGER FAMILY TR	1310 NW NAITO PKWY #802A	PORTLAND OR 97209
164	RETURN SERVICE REQUESTED			ROBINSON MICHAEL ANTHONY	1310 NW NAITO PKWY #406	PORTLAND OR 97209
165	RETURN SERVICE REQUESTED			CHOCK DANIEL W D & CHOCK	1324 HEULU ST #1	HONOLULU HI 96822
166	RETURN SERVICE REQUESTED			HSU STEVEN K & TO KIMVI	13275 TWIN CREEK CT	LAKE OSWEGO OR 97035
167	RETURN SERVICE REQUESTED			FITZGERALD BRIAN	13306 SE ANGUS ST	VANCOUVER WA 98683
168	RETURN SERVICE REQUESTED			OREGON STATE OF(OSU	138 STRAND AGRICULTURE HALL	CORVALLIS OR 97331-8521
169	RETURN SERVICE REQUESTED			SHEETS JOHN R TR & SHEETS	1397 NUT TREE LN	SONOMA CA 95476
170	RETURN SERVICE REQUESTED			NAITO PARKWAY LLC	14115 SE FIRCREST CT	PORTLAND OR 97236
171	RETURN SERVICE REQUESTED			OZTURKMEN CATHERINE A & O	14119 SW WALNUT CREEK WAY	TIGARD OR 97223
172	RETURN SERVICE REQUESTED			RICART RAMON A & RICART H	14226 S CANYON VINE CV	DRAPER UT 84020-5631
173	RETURN SERVICE REQUESTED			STEVEN W BROWN AND SANDRA	14232 NW MEADOWRIDGE DR	PORTLAND OR 97229
174	RETURN SERVICE REQUESTED			WILLIAMS ALAN & WILLIAMS	14347 SE 266TH AVE	KENT WA 98042
175	RETURN SERVICE REQUESTED			WILLIAMS ALAN L & WILLIAM	14347 SE 266TH ST	KENT WA 98042
176	RETURN SERVICE REQUESTED			JOHNSTONE LORI A & JOHNST	1450 SEA RIDGE DR	NEWPORT BEACH CA 92660
177	RETURN SERVICE REQUESTED			DUH CHARLIE & DUH VICKY I	146548 SW GREBE LN	BEAVERTON OR 97007
178	RETURN SERVICE REQUESTED			PASCA IOAN D	1500 SE HAWKS VIEW CT	VANCOUVER WA 98664
179	RETURN SERVICE REQUESTED			NG MICHAEL C & YUEN PATTI	1516 S 24TH CT	RIDGEFIELD WA 98642
180	RETURN SERVICE REQUESTED			BENDER STEVEN W	1526 ALKI AVE SW #401	SEATTLE WA 98116-1890
181	RETURN SERVICE REQUESTED			LEE MIN JA & LEE E#SANG	15345 SW 133RD AVE	TIGARD OR 97224
182	RETURN SERVICE REQUESTED			MATUSOW JASON P & MATUSOW	155 NW 9TH AVE #617	PORTLAND OR 97209
183	RETURN SERVICE REQUESTED			LISULOV ALEKSANDAR &RUEST	15575 SW BRISTLECONE WAY	PORTLAND OR 97223
184	RETURN SERVICE REQUESTED			WEST COAST RENTALS LLC	15650 QUARRY RD	LAKE OSWEGO OR 97035
185	RETURN SERVICE REQUESTED			HOPWOOD ROBERT K & HOPWOO	16450 NW LUCY REEDER RD	PORTLAND OR 97231
186	RETURN SERVICE REQUESTED			BAUGHER-WILCOXEN NANCY TR	1667 MONTEMAR WAY	SAN JOSE CA 95125
187	RETURN SERVICE REQUESTED			ROBERTS JEFFREY & ROBERTS	16727 LUCARNO WAY	NAPLES FL 34110
188	RETURN SERVICE REQUESTED			AOCHI FAMILY TR	1741 VIA CORTINA	SAN JOSE CA 95120
189	RETURN SERVICE REQUESTED			FRETT JOSEPH L	17447 MOUNTAIN VIEW RD	SISTERS OR 97759
190	RETURN SERVICE REQUESTED			OLINER ARON M	1755 ORO VALLEY CIR	WALNUT CREEK CA 94596
191	RETURN SERVICE REQUESTED			SAILAPPAN BHOOMA & SAILAP	18062 CLEAR BROOK CIR	BOCA RATON FL 33498
192	RETURN SERVICE REQUESTED			OBERSTEIN ROBERT S TR	1880 CENTURY PARK EAST #200	LOS ANGELES CA 90067
193	RETURN SERVICE REQUESTED			SIM GARRETT & SIM MADELYN	1889 SW 144TH AVE	BEAVERTON OR 97005-2353
194	RETURN SERVICE REQUESTED			JOHNSON FAMILY TR	1900 W NICKERSON ST #116-42	SEATTLE WA 98119
195	RETURN SERVICE REQUESTED			G & P INVESCO LLC	1909 NW 40TH AVE	CAMAS WA 98607-8577
196	RETURN SERVICE REQUESTED			HURST LINDA M & HURST WIL	1942 BLACKHEATH RD	KNOXVILLE TN 37922
197	RETURN SERVICE REQUESTED			DUVALL MATTHEW & DUVALL A	195 FEATHER RIDGE DR	WOODLAND WA 98674
198	RETURN SERVICE REQUESTED			LEEDS ROBERT & LEEDS SUSA	20 HIGHLAND AVE	SAN FRANCISCO CA 94110
199	RETURN SERVICE REQUESTED			RYAN RICHARD W	2022 CANTRALL RD	JACKSONVILLE OR 97530
200	RETURN SERVICE REQUESTED			BRAGANZA ADAM F	2025 N ALBERTA ST	PORTLAND OR 97217-3504
201	RETURN SERVICE REQUESTED			GUILFOY GEOFFREY G TR & G	2044 LOCKHART DR NW	SALEM OR 97304-1104
202	RETURN SERVICE REQUESTED			ESTERLING FAMILY LIV TR	2082 SE NEHALEM ST	PORTLAND OR 97202
203	RETURN SERVICE REQUESTED			WANG SCOTT ET AL	21521 RUNNING BRANCH RD	DIAMOND BAR CA 91765
204	RETURN SERVICE REQUESTED			ELLIS CLIFFORD & LUM PAME	2170 NW SAINT ANDREWS DR	MCMINNVILLE OR 97128
205	RETURN SERVICE REQUESTED			NAZIR ATIF	2202 8TH AVE #3802	SEATTLE WA 98121
206	RETURN SERVICE REQUESTED			HANSEN JEFFREY J & BARASH	2215 BROADWAY ST	VANCOUVER WA 98663
207	RETURN SERVICE REQUESTED			RUSSINA BRYAN	225 N COLUMBUS DR #7306	CHICAGO IL 60601
208	RETURN SERVICE REQUESTED			DIANE L HERMAN REV TR	23355 QUENTIN AVE N	SCANDIA MN 55073
209	RETURN SERVICE REQUESTED			LIN MENG JANG	2373 NW 185TH AVE PMB 511	HILLSBORO OR 97124
210	RETURN SERVICE REQUESTED			LARSON ANNIE M TR & LARSO	23894 SW NEWLAND RD	WILSONVILLE OR 97070
211	RETURN SERVICE REQUESTED			VANDEHEY KENNETH W & VAND	2435 NW 13TH ST	CORVALLIS OR 97330-1433
212	RETURN SERVICE REQUESTED			WILSON GREGORY S TR & WIL	2438 HOPKINS AVE	REDWOOD CITY CA 94062-2158
213	RETURN SERVICE REQUESTED			HARRIS HOFFMAN & JOAN GRA	2475 VAN NESS ST	EUGENE OR 97403
214	RETURN SERVICE REQUESTED			DELKIN JEFFREY L & SPETH	25 NW 23RD PL #6 PMB 417	PORTLAND OR 97210-5580
215	RETURN SERVICE REQUESTED			HUANG SHING-TAI & HUANG C	2535 LORINDA CT	WEST LINN OR 97068
216	RETURN SERVICE REQUESTED			AARONSON ALEX	2598 CRATER LAKE AVE	MEDFORD OR 97504
217	RETURN SERVICE REQUESTED			YUAN MARK & XU SAIJING	264 LAKE AVE	NEWTON MA 2461
218	RETURN SERVICE REQUESTED			HELLAND STEVEN M & HELLAN	2660 NE HWY 20 #610 PMB 100	BEND OR 97701-6403
219	RETURN SERVICE REQUESTED			GREENE WILLIAM & GREENE S	268 247TH PL NE	SAMMAMISH WA 98074-3484

	A	B	C	D	E	F
220	RETURN SERVICE REQUESTED			MCBRIDE FAMILY TR	2816 SOMBROSA ST	CARLSBAD CA 92009
221	RETURN SERVICE REQUESTED			TESS JOHN M & SWEITZER TI	2874 NW CUMBERLAND RD	PORTLAND OR 97209
222	RETURN SERVICE REQUESTED			CROWELL GEORGE	2882 NW FAIRFAX TER	PORTLAND OR 97210
223	RETURN SERVICE REQUESTED			BULT ADAM	2994 KEDLESTON ST	LAS VEGAS NV 89135
224	RETURN SERVICE REQUESTED			DOSLU LISA A & DOSLU KURT	3 GARIBALDI ST	LAKE OSWEGO OR 97035
225	RETURN SERVICE REQUESTED			MCPEAKE DOMINICK A	3037 AVELLANO DR	WALNUT CREEK CA 94598-3808
226	RETURN SERVICE REQUESTED			BASCUE JAMES C	3049 SW 36TH AVE	PORTLAND OR 97221
227	RETURN SERVICE REQUESTED			LEBARON DANIEL D & LEBARO	305 SE CHKALOV DR #111-178	VANCOUVER WA 98683
228	RETURN SERVICE REQUESTED			SCATENA VALERIE M TR & HE	3055 NW YEON AVE PMB 742	PORTLAND OR 97210
229	RETURN SERVICE REQUESTED			FONG PETER S & CHIANG KA	3062 SW FLOWER TERR	PORTLAND OR 97239
230	RETURN SERVICE REQUESTED			SHEPHARD JOHN S &EVANS CA	3090 N WILLOW CREEK DR	TUCSON AZ 85712
231	RETURN SERVICE REQUESTED			KRAGER SCOTT B	31 COWLITZ ST #302	ST HELENS OR 97051
232	RETURN SERVICE REQUESTED			SISSEL TIM & SISSEL ALLIS	3146 NW 29TH ST	CORVALLIS OR 97330-3565
233	RETURN SERVICE REQUESTED			MELTON BROOKE	320 JUNIPERO PLZ	SANTA BARBARA CA 93105-3604
234	RETURN SERVICE REQUESTED			BALTUS RICHARD A	323 W CHAPMAN AVE	ROSEBURG OR 97470
235	RETURN SERVICE REQUESTED			SCC PORTLAND PINNACLE LLC	3300 ENTERPRISE PKWY	BEACHWOOD OH 44122
236	RETURN SERVICE REQUESTED			MYRON KRAUSE LIV TR	3300 NE 128TH AVE	PORTLAND OR 97230-1558
237	RETURN SERVICE REQUESTED			GIST REMPLE FAMILY TR	333 NW 9TH AVE #804	PORTLAND OR 97209-3340
238	RETURN SERVICE REQUESTED			WATKIS CLINTON J JR	335 NW 76TH ST	SEATTLE WA 98117
239	RETURN SERVICE REQUESTED			NAGAMOTO TOSHIO & BARTLE	3368 NW SWALLOW DR	CORVALLIS OR 97330
240	RETURN SERVICE REQUESTED			HILLCREST VENTURES LLC	340 SUTTER ST	SAN FRANCISCO CA 94108
241	RETURN SERVICE REQUESTED			YANG TOM & DACKLIN SARA B	3407 GRAND VIEW BLVD	LOS ANGELES CA 90066
242	RETURN SERVICE REQUESTED			LARSEN GREGORY TR & MEDIN	3416 MCKINLEY VILLAGE WAY	SACRAMENTO CA 95816
243	RETURN SERVICE REQUESTED			GIESE KAREN L	3423 NE 21ST AVE	PORTLAND OR 97212
244	RETURN SERVICE REQUESTED			LUQMAN SALMAN	3436 SW RIDGE DR	PORTLAND OR 97219
245	RETURN SERVICE REQUESTED			STEEN MICHAEL H	3664 NW THURMAN ST	PORTLAND OR 97210
246	RETURN SERVICE REQUESTED			RAMAMURTHI RAJKUMAR &RAMA	3690 LEXINGTON DR	DOYLESTOWN PA 18902
247	RETURN SERVICE REQUESTED			SA LLC #1	3691 MAYBERRY DR	RENO NV 89509-2126
248	RETURN SERVICE REQUESTED			CHANG &PENG LIV TR	4012 NW MCGRATH CT	PORTLAND OR 97229
249	RETURN SERVICE REQUESTED			DURKHEIMER JOHN TR ET AL	4107 NW 118TH CIR	VANCOUVER WA 98685
250	RETURN SERVICE REQUESTED			TORRES REV TR	4119 N MICHIGAN AVE	PORTLAND OR 97217
251	RETURN SERVICE REQUESTED			MITCHELL B SHIFRIN 2019 R	4206 GREENBUSH RD	CHARLOTTE VT 5445
252	RETURN SERVICE REQUESTED			JOAQUIN Y GARCIA FINK & J	4316 SE 179TH CT	VANCOUVER WA 98683
253	RETURN SERVICE REQUESTED			HILLAS JAMES M	4324 NE 26TH AVE	PORTLAND OR 97211-6506
254	RETURN SERVICE REQUESTED			SUMMIT PROPERTIES INC	4380 S MACADAM AVE #330	PORTLAND OR 97239-6427
255	RETURN SERVICE REQUESTED			AUDE CHARLES B	4435 NE 47TH AVE	PORTLAND OR 97218
256	RETURN SERVICE REQUESTED			P949 LLC	445 PARK AVE 5TH FLR	NEW YORK NY 10022-8603
257	RETURN SERVICE REQUESTED			DRUMMOND REV TR	44838 DORAL DR	INDIAN WELLS CA 92210
258	RETURN SERVICE REQUESTED			BOGNAR STEPHAN	450 S PALATINE HILL RD	PORTLAND OR 97219-8194
259	RETURN SERVICE REQUESTED			1150 NW QUIMBY LLC	4525 RESEDA BLVD	TARZANA CA 91356
260	RETURN SERVICE REQUESTED			AYHLILON JOSE	4528 SE MELDRUM AVE	MILWAUKIE OR 97267
261	RETURN SERVICE REQUESTED			VISTAPEARL GROUP LLC	4549 SW SCHOLLS FERRY RD	PORTLAND OR 97225-1942
262	RETURN SERVICE REQUESTED			AUSTIN PULLE & LISA CHILE	455 N LA CUMBRE RD	SANTA BARBARA CA 93110
263	RETURN SERVICE REQUESTED			LO FAMILY TR	46 HOLLINWOOD	IRVINE CA 92618
264	RETURN SERVICE REQUESTED			MURDOCH ANDREW T	4600 S KELLY AVE	PORTLAND OR 97239-4220
265	RETURN SERVICE REQUESTED			KATHERINE M PACKIUZ TR	4832 NW PROMENADE TER #320	PORTLAND OR 97229-0982
266	RETURN SERVICE REQUESTED			BATARAGS ROBERTS R & BATA	50 LOCUST LN	UPPER SADDLE RIVER NJ 7458
267	RETURN SERVICE REQUESTED			OYARZ#REV LIV TR	5230 EOLA DR NW	SALEM OR 97304
268	RETURN SERVICE REQUESTED			CHURCH EMILY	527 N ST	ANCHORAGE AK 99501
269	RETURN SERVICE REQUESTED			ORENSTEIN ROBERT S & PFAU	5280 E MISSION HILL DR	TUCSON AZ 85718
270	RETURN SERVICE REQUESTED			AJ FAMILY TR	5419 SW SCHOLLS FERRY RD	PORTLAND OR 97225
271	RETURN SERVICE REQUESTED			DAVIS CRAIG	5430 SUR MER DR	EL DORADO HILLS CA 95762-7653
272	RETURN SERVICE REQUESTED			GARY & JOYCE HOFFMAN FAMI	5525 SE SCENIC LN #300	VANCOUVER WA 98661
273	RETURN SERVICE REQUESTED			CASA PERLA LLC	5600 SW WILBARD ST	PORTLAND OR 97219
274	RETURN SERVICE REQUESTED			TIMBANARD JO ANN TR	5635 E LINCOLN #17	PARADISE VALLEY AZ 85253
275	RETURN SERVICE REQUESTED			MADLINE R WEISS REV TRUS	5711 BENT BRANCH RD	BETHESDA MD 20816
276	RETURN SERVICE REQUESTED			SHOEMAKER STEPHEN J & AUB	575 CITY VIEW BLVD	SPRINGFIELD OR 97477
277	RETURN SERVICE REQUESTED			DEVONNE L DALEY 2006 TRUS	578 WASHINGTON BLVD #410	MARINA DEL REY CA 90292-5442
278	RETURN SERVICE REQUESTED			CUBAR JANET	5801 NICHOLSON LN #1404	ROCKVILLE MD 20852-5726
279	RETURN SERVICE REQUESTED			KNECHT GREGORY L & KNECHT	584 STABLE RD #B	PAIA HI 96779-9755
280	RETURN SERVICE REQUESTED			SHIRAZI SIAMAK F	5935 WILLOW LN	LAKE OSWEGO OR 97035-5344
281	RETURN SERVICE REQUESTED			JAYARAM T H & DUPONT-LAUR	6022 VINEYARD CREEK LN	PORTER TX 77365-6696
282	RETURN SERVICE REQUESTED			KOCAOGLU TIMUR U	61 JANE ST #9J	NEW YORK NY 10014-5157
283	RETURN SERVICE REQUESTED			RON & LAURA L FRITZ REV T	61472 DRYER CT	BEND OR 97702
284	RETURN SERVICE REQUESTED			DILLON DENNIS	635 SE HAWTHORNE BLVD	PORTLAND OR 97214
285	RETURN SERVICE REQUESTED			CHAN KA PING	666 N THOMPSON ST	PORTLAND OR 97227-1821
286	RETURN SERVICE REQUESTED			LEE ROY Y & LEE RUTH H	685 20TH AVE	SAN FRANCISCO CA 94121-3831
287	RETURN SERVICE REQUESTED			JUDY L SHIH 2020 REV INTE	696 MAIN ST #504	WALTHAM MA 2451
288	RETURN SERVICE REQUESTED			TANIELIAN ARAM A TR-1/2 &	7013 CHERTY DR	RCH PALOS VRD CA 90275-2916
289	RETURN SERVICE REQUESTED			SAMPSON FRANK &SAMPSON K	706 5TH ST	LAKE OSWEGO OR 97034
290	RETURN SERVICE REQUESTED			MIYAGUCHI LANCE T TR & MI	720 KAPIOLANI BLVD #603	HONOLULU HI 96813
291	RETURN SERVICE REQUESTED			KIM MOON DO & KIM JOUNG H	720 ZWISSIG WAY	UNION CITY CA 94587
292	RETURN SERVICE REQUESTED			YANCE INTEREST LLC	7286 SW 146TH ST CIR	PALMETTO BAY FL 33158

	A	B	C	D	E	F
293	RETURN SERVICE REQUESTED			MALSIN ELIZABETH & MALSIN	75 SE YAMHILL ST #201	PORTLAND OR 97214
294	RETURN SERVICE REQUESTED			ROSENBERG PATRICIA L TR	760 SW 9TH AVE #1900	PORTLAND OR 97205
295	RETURN SERVICE REQUESTED			GREENFIELD ELLIS TR	768 N WISTERIA WAY	IVINS UT 84738-6317
296	RETURN SERVICE REQUESTED			GULHATI NITESH	7837 NE CAITLIN ST	HILLSBORO OR 97006
297	RETURN SERVICE REQUESTED			BRIDGE PHILLIP C & BRIDGE	800 NE TENNEY RD #110 PMB 551	VANCOUVER WA 98685-2899
298	RETURN SERVICE REQUESTED			TAYLOR SCOTT EUGENE &CAST	803 SE 202ND CT	CAMAS WA 98607
299	RETURN SERVICE REQUESTED			PINNACLE CONDOMINIUMS OWN	809 NW 11TH AVE	PORTLAND OR 97209
300	RETURN SERVICE REQUESTED			WILLIAMS DOUGLAS C	812 16TH ST #7	SANTA MONICA CA 90403
301	RETURN SERVICE REQUESTED			BORTOLUSSI GREGORY A TR &	812 PRADERA WAY	SAN RAMON CA 94583-5366
302	RETURN SERVICE REQUESTED			JOHN MARTIN FISCHER & TIN	821 S UNIVERSITY DR	RIVERSIDE CA 92507
303	RETURN SERVICE REQUESTED			EMRICK JOHN R TR & EMRICK	840 SW TOUCHMARK WAY #289	PORTLAND OR 97225
304	RETURN SERVICE REQUESTED			BEAUCHAMP MARK	844 W 35TH PL	EUGENE OR 97405
305	RETURN SERVICE REQUESTED			LEE KAILIN	849 F AVE	LAKE OSWEGO OR 97034-2252
306	RETURN SERVICE REQUESTED			CAMPBELL DEREK &SMITH-CAM	8500 SW CECILIA TER	PORTLAND OR 97223
307	RETURN SERVICE REQUESTED			WU FENG-JUNG & WU CHI-CHE	852 PASTUREVIEW DR	BATON ROUGE LA 70810
308	RETURN SERVICE REQUESTED			WOODBURY ASCOT LLC	860 SNOW CREEK CANYON	PALM DESERT CA 92211
309	RETURN SERVICE REQUESTED			REANDEAU TRACI L	8715 N TYNDALL AVE	PORTLAND OR 97217-7027
310	RETURN SERVICE REQUESTED			MCQUEEN ANTHONY MARK & MC	877 E CHARDIE RD	BOISE ID 83702
311	RETURN SERVICE REQUESTED			BERGIN PATRICK & BERGIN A	887 W 35TH PL	EUGENE OR 97405
312	RETURN SERVICE REQUESTED			VAN AKEN FAMILY TRUST	9057 TARMAC WAY	FAIR OAKS CA 95628-8144
313	RETURN SERVICE REQUESTED			VAN DER MERWE FAMILY TR	9103 ALTA DR #301	LAS VEGAS NV 89145
314	RETURN SERVICE REQUESTED			SERGEANT BRADLEY &SERGEAN	922 NW 11TH AVE #606	PORTLAND OR 97209-2778
315	RETURN SERVICE REQUESTED			GOLDMAN DANIEL & GOLDMAN	922 STATE ST	HOOD RIVER OR 97031
316	RETURN SERVICE REQUESTED			TINDELL PHIL F & TINDELL	9290 E THOMPSON PEAK PKWY #445	SCOTTSDALE AZ 85255
317	RETURN SERVICE REQUESTED			UNTERBERGER KATE H	930 NW 12TH AVE #329	PORTLAND OR 97209
318	RETURN SERVICE REQUESTED			1481 NW 11TH AVE LLC	937 NW GLISAN ST #1632	PORTLAND OR 97209
319	RETURN SERVICE REQUESTED			HOOPER STEVEN L & HOOPER	94246 W HERITAGE HILLS RD	NORTH BEND OR 97459
320	RETURN SERVICE REQUESTED			MUNRO W PITT TR	9449 SW OLD HIGHWAY 47	GASTON OR 97119
321	RETURN SERVICE REQUESTED			DAVIS LELAND S III	949 NW OVERTON ST #1213	PORTLAND OR 97209-3275
322	RETURN SERVICE REQUESTED			MACMILLAN ANDREW	949 NW OVERTON ST #1013	PORTLAND OR 97209-3273
323	RETURN SERVICE REQUESTED			WENZEL PETER M	949 NW OVERTON ST #102	PORTLAND OR 97209
324	RETURN SERVICE REQUESTED			JONES KRISTIN TERESE	949 NW OVERTON ST #1112	PORTLAND OR 97209-3274
325	RETURN SERVICE REQUESTED			IM ALICE	949 NW OVERTON ST #1208	PORTLAND OR 97209-3275
326	RETURN SERVICE REQUESTED			ADAMS MAGDALEN	949 NW OVERTON ST #1213	PORTLAND OR 97209
327	RETURN SERVICE REQUESTED			SHAH NEEL	949 NW OVERTON ST #1301	PORTLAND OR 97209-3275
328	RETURN SERVICE REQUESTED			BOYD B BRAKKEN TR	949 NW OVERTON ST #1315	PORTLAND OR 97209-3277
329	RETURN SERVICE REQUESTED			BLISS NATHANIEL J	949 NW OVERTON ST #1408	PORTLAND OR 97209-3277
330	RETURN SERVICE REQUESTED			KATHERINE M BAKER REV LIV	949 NW OVERTON ST #1501	PORTLAND OR 97209
331	RETURN SERVICE REQUESTED			VO CAMILLE & GIGLIO ADRIA	949 NW OVERTON ST #511	PORTLAND OR 97209
332	RETURN SERVICE REQUESTED			HUBER MICHAEL P	949 NW OVERTON ST #601	PORTLAND OR 97209
333	RETURN SERVICE REQUESTED			GORDON JOSHUA A & GORDON	949 NW OVERTON ST #706	PORTLAND OR 97209-3270
334	RETURN SERVICE REQUESTED			BARBARA S GOTTSCHALK REV	949 NW OVERTON ST #814	PORTLAND OR 97209-3272
335	RETURN SERVICE REQUESTED			GARCIA ALEJANDRO C	949 NW OVERTON ST #1001	PORTLAND OR 97209
336	RETURN SERVICE REQUESTED			FERGUSON TERESA L & FERGU	949 NW OVERTON ST #1015	PORTLAND OR 97209
337	RETURN SERVICE REQUESTED			AFGHAN SARA F	949 NW OVERTON ST #1107	PORTLAND OR 97209
338	RETURN SERVICE REQUESTED			WEST JORDAN	949 NW OVERTON ST #1311	PORTLAND OR 97209-3277
339	RETURN SERVICE REQUESTED			YANG RAN & MAO LILY	949 NW OVERTON ST #1313	PORTLAND OR 97209
340	RETURN SERVICE REQUESTED			HIGGINS JAMES M	949 NW OVERTON ST #1514	PORTLAND OR 97209-3278
341	RETURN SERVICE REQUESTED			BARNES LISA & MAYBEN BARB	949 NW OVERTON ST #307	PORTLAND OR 97209
342	RETURN SERVICE REQUESTED			GRIMES PAUL	949 NW OVERTON ST #710	PORTLAND OR 97209
343	RETURN SERVICE REQUESTED			MEEHAN WENDY S	949 NW OVERTON ST #801	PORTLAND OR 97209
344	RETURN SERVICE REQUESTED			STUDER BRUCE & STUDER MOL	949 NW OVERTON ST #802	PORTLAND OR 97209-3271
345	RETURN SERVICE REQUESTED			JAMES RICHARD	949 NW OVERTON ST #810	PORTLAND OR 97209
346	RETURN SERVICE REQUESTED			MCEWAN SPENCER	949 NW OVERTON ST #815	PORTLAND OR 97209
347	RETURN SERVICE REQUESTED			FINLAYSON BRIAN & WARREN	949 NW OVERTON ST #905	PORTLAND OR 97209-3272
348	RETURN SERVICE REQUESTED			KEAVENEY MARTHA C	95 HOBSON ST #14A	SAN JOSE CA 95110
349	RETURN SERVICE REQUESTED			MAGGIO FREDERICK R JR	97173 MORGANS WAY	YULEE FL 32097
350	RETURN SERVICE REQUESTED			YOUNG KWAI S & YOUNG NORM	98-638 KUINI ST	AIEA HI 96701
351	RETURN SERVICE REQUESTED			BONNIE KIYOKO ARAKAWA REV	99-1252 A AIEA HEIGHTS DR	AIEA HI 96701
352	RETURN SERVICE REQUESTED			C JOSEPH VANHAVERBEKE TR	9999 SW WILSHIRE ST #104	PORTLAND OR 97225
353	RETURN SERVICE REQUESTED			SUE ROBERT & SUE LISA	PO BOX 105	GREAT FALLS VA 22066
354	RETURN SERVICE REQUESTED			BEDFORD LLC	PO BOX 1098	JACKSON WY 83001
355	RETURN SERVICE REQUESTED			YUAN PEIXI	PO BOX 12567	PORTLAND OR 97212-0567
356	RETURN SERVICE REQUESTED			KASSAB-BARKER JOINT TR	PO BOX 1373	MANZANITA OR 97130
357	RETURN SERVICE REQUESTED			PACIFIC MOBILE STRUCTURES	PO BOX 1404	CHEHALIS WA 98532
358	RETURN SERVICE REQUESTED			ADKISSON BELINDA L	PO BOX 1724	ENNIS MT 59729
359	RETURN SERVICE REQUESTED			AXON GARY L TR & AXON JOA	PO BOX 190	ASHLAND OR 97520
360	RETURN SERVICE REQUESTED			GOLD FAMILY TR	PO BOX 2117	GEARHART OR 97138
361	RETURN SERVICE REQUESTED			STARR TANYA M	PO BOX 28229	PORTLAND OR 97228-8229
362	RETURN SERVICE REQUESTED			LANFRI TIMOTHY J TR & LAN	PO BOX 3084	PORTLAND OR 97208
363	RETURN SERVICE REQUESTED			PATEL NAYNA B & PATEL BHA	PO BOX 3490	LITTLE ROCK AR 72203-3490
364	RETURN SERVICE REQUESTED			ESCROW WEST INC	PO BOX 3703	PORTLAND OR 97203
365	RETURN SERVICE REQUESTED			GOSS WAYNE & TRIPP MARIE	PO BOX 442	MANZANITA OR 97130

	A	B	C	D	E	F
366	RETURN SERVICE REQUESTED			F&S COMMERCIAL LLC	PO BOX 449	LINCOLN CITY OR 97367
367	RETURN SERVICE REQUESTED			ANDY SIMRIN PC	PO BOX 4733	PORTLAND OR 97208-4733
368	RETURN SERVICE REQUESTED			CANON FINANCIAL SERVICES	PO BOX 5008	MOUNT LAUREL NJ 8054
369	RETURN SERVICE REQUESTED			HILAND DANIEL J & HILAND	PO BOX 523	TOPANGA CA 90290
370	RETURN SERVICE REQUESTED			HANCOCK HUGHEY LLP	PO BOX 6553	PORTLAND OR 97228
371	RETURN SERVICE REQUESTED			NORRIS WILLIAM H	PO BOX 6986	PORTLAND OR 97228
372	RETURN SERVICE REQUESTED			ENCORE 1004 LLC	PO BOX 764	CANNON BEACH OR 97110-0764
373	RETURN SERVICE REQUESTED			WABASHA LEASING LLC	PO BOX 80615	INDIANAPOLIS IN 46280
374	RETURN SERVICE REQUESTED			NEWCOMB EVERETT W III & N	PO BOX 845	FOX ISLAND WA 98333-0845
375	RETURN SERVICE REQUESTED			BOTHWELL JACK D TR & BOTH	PO BOX 912	RIDGEFIELD WA 98642-0912
376	RETURN SERVICE REQUESTED			FREMONT OZ OWNER LLC	PO BOX 92129	SOUTHLAKE TX 76092
377	RETURN SERVICE REQUESTED			OVATION COFFEE & TEA INC	941 NW OVERTON ST	PORTLAND OR 97209
378	RETURN SERVICE REQUESTED			CARLA M KUM REV TR	1150 NW QUIMBY ST #1004	PORTLAND OR 97209
379	RETURN SERVICE REQUESTED			SILVERMAN JANET & TOBLER	1150 NW QUIMBY ST #1008	PORTLAND OR 97209
380	RETURN SERVICE REQUESTED			HARRINGTON VICKI	1150 NW QUIMBY ST #1012	PORTLAND OR 97209
381	RETURN SERVICE REQUESTED			KIMBERLY CAVENDISH REVOCA	1150 NW QUIMBY ST #1102	PORTLAND OR 97209
382	RETURN SERVICE REQUESTED			HOLSTON ROBERT S	1150 NW QUIMBY ST #1106	PORTLAND OR 97209
383	RETURN SERVICE REQUESTED			PASERO NICHOLAS & GARCIA	1150 NW QUIMBY ST #1108	PORTLAND OR 97209-2490
384	RETURN SERVICE REQUESTED			ANDREWS MICAH D	1150 NW QUIMBY ST #1110	PORTLAND OR 97209
385	RETURN SERVICE REQUESTED			JONES TONIA	1150 NW QUIMBY ST #1112	PORTLAND OR 97209
386	RETURN SERVICE REQUESTED			IRIS POLATSCH REV TR & POL	1150 NW QUIMBY ST #1206	PORTLAND OR 97209-2490
387	RETURN SERVICE REQUESTED			SMITH HERBERT C & HUTCHIN	1150 NW QUIMBY ST #1208	PORTLAND OR 97209
388	RETURN SERVICE REQUESTED			GAINES BRIAN C & GAINES N	1150 NW QUIMBY ST #1210	PORTLAND OR 97209
389	RETURN SERVICE REQUESTED			DE FREITAS IAN & DA SILVA	1150 NW QUIMBY ST #1306	PORTLAND OR 97209
390	RETURN SERVICE REQUESTED			KAISER BENJAMIN J	1150 NW QUIMBY ST #1312	PORTLAND OR 97209
391	RETURN SERVICE REQUESTED			STEFFENS SURVIVING SPOUSE	1150 NW QUIMBY ST #1402	PORTLAND OR 97209
392	RETURN SERVICE REQUESTED			ZIGMAN FAMILY TR	1150 NW QUIMBY ST #1404	PORTLAND OR 97209
393	RETURN SERVICE REQUESTED			ERJAVEC JAMES & MCHUGH KRI	1150 NW QUIMBY ST #1408	PORTLAND OR 97209-2491
394	RETURN SERVICE REQUESTED			OPRAY FAMILY TR	1150 NW QUIMBY ST #1410	PORTLAND OR 97209
395	RETURN SERVICE REQUESTED			GOLDWAIT CHARLES	1150 NW QUIMBY ST #1412	PORTLAND OR 97209
396	RETURN SERVICE REQUESTED			SERRA GUERINO A & FORTI L	1150 NW QUIMBY ST #1502	PORTLAND OR 97209
397	RETURN SERVICE REQUESTED			HUANG DAVID I & NIEH CHIH	1150 NW QUIMBY ST #1508	PORTLAND OR 97209
398	RETURN SERVICE REQUESTED			ARCE JUAN J O	1150 NW QUIMBY ST #1510	PORTLAND OR 97209
399	RETURN SERVICE REQUESTED			KNUDSEN JASEN K	1150 NW QUIMBY ST #1512	PORTLAND OR 97209
400	RETURN SERVICE REQUESTED			SANDHU HARPAL	1150 NW QUIMBY ST #1608	PORTLAND OR 97209
401	RETURN SERVICE REQUESTED			DUH MANDY & COSBODILLO KIA	1150 NW QUIMBY ST #1610	PORTLAND OR 97209-2491
402	RETURN SERVICE REQUESTED			THE HOWARD WILLIAM ORY TR	1150 NW QUIMBY ST #1612	PORTLAND OR 97209-2491
403	RETURN SERVICE REQUESTED			COOK ROBERT W & COOK SUZA	1150 NW QUIMBY ST #1704	PORTLAND OR 97209
404	RETURN SERVICE REQUESTED			GARBARINO ALEXIS	1150 NW QUIMBY ST #1708	PORTLAND OR 97209
405	RETURN SERVICE REQUESTED			FRITEL NICHOLAS L	1150 NW QUIMBY ST #1710	PORTLAND OR 97209
406	RETURN SERVICE REQUESTED			NOON LIV TR	1150 NW QUIMBY ST #1712	PORTLAND OR 97209
407	RETURN SERVICE REQUESTED			FLEMMING JEFFREY E & FLEM	1150 NW QUIMBY ST #1802	PORTLAND OR 97209
408	RETURN SERVICE REQUESTED			TY P DAUL REV TR & SHEREE	1150 NW QUIMBY ST #1804	PORTLAND OR 97209
409	RETURN SERVICE REQUESTED			JAMES G YOUNG & PATRICIA	1150 NW QUIMBY ST #1808	PORTLAND OR 97209
410	RETURN SERVICE REQUESTED			OSTLER SEAN	1150 NW QUIMBY ST #1812	PORTLAND OR 97209
411	RETURN SERVICE REQUESTED			BARASHI DAVID & HANSEN JE	1150 NW QUIMBY ST #1908	PORTLAND OR 97209
412	RETURN SERVICE REQUESTED			CHEN CHUNG CHIANG	1150 NW QUIMBY ST #1910	PORTLAND OR 97209-2492
413	RETURN SERVICE REQUESTED			JAMES F BALDWIN TR	1150 NW QUIMBY ST #1912	PORTLAND OR 97209
414	RETURN SERVICE REQUESTED			STOCK REVOC TR	1150 NW QUIMBY ST #2004	PORTLAND OR 97209-2492
415	RETURN SERVICE REQUESTED			SHUTT JORDAN & SHUTT SHEL	1150 NW QUIMBY ST #208	PORTLAND OR 97209
416	RETURN SERVICE REQUESTED			STEPHENS JASON	1150 NW QUIMBY ST #210	PORTLAND OR 97209-2488
417	RETURN SERVICE REQUESTED			AWADA TAREK J & MICHAEL J	1150 NW QUIMBY ST #2104	PORTLAND OR 97209
418	RETURN SERVICE REQUESTED			4870 HUDSON HOLDINGS INC	1150 NW QUIMBY ST #2112	PORTLAND OR 97209-2490
419	RETURN SERVICE REQUESTED			RICHE RICKY R	1150 NW QUIMBY ST #212	PORTLAND OR 97209
420	RETURN SERVICE REQUESTED			LAURENS ALICE	1150 NW QUIMBY ST #226	PORTLAND OR 97209
421	RETURN SERVICE REQUESTED			KAREN C STAMOS TR	1150 NW QUIMBY ST #228	PORTLAND OR 97209
422	RETURN SERVICE REQUESTED			WONG KING C B & WONG STAC	1150 NW QUIMBY ST #304	PORTLAND OR 97209
423	RETURN SERVICE REQUESTED			PRESCOTT TYSON & BOOE KYL	1150 NW QUIMBY ST #308	PORTLAND OR 97209
424	RETURN SERVICE REQUESTED			WEBB JODIE E	1150 NW QUIMBY ST #310	PORTLAND OR 97209
425	RETURN SERVICE REQUESTED			BAKER DAVID & BAKER ROBIN	1150 NW QUIMBY ST #322	PORTLAND OR 97209
426	RETURN SERVICE REQUESTED			ST MARIE TERRY & ST MARIE	1150 NW QUIMBY ST #328	PORTLAND OR 97209-2488
427	RETURN SERVICE REQUESTED			NGUYEN SON & KIM SHERRY	1150 NW QUIMBY ST #330	PORTLAND OR 97209
428	RETURN SERVICE REQUESTED			SERGIO ZEPEDA REV LIV TR	1150 NW QUIMBY ST #336	PORTLAND OR 97209
429	RETURN SERVICE REQUESTED			WONG MEGAN M	1150 NW QUIMBY ST #404	PORTLAND OR 97209
430	RETURN SERVICE REQUESTED			JOHNSON JAMES C & SABATER	1150 NW QUIMBY ST #408	PORTLAND OR 97209
431	RETURN SERVICE REQUESTED			CHAN EMILY L	1150 NW QUIMBY ST #412	PORTLAND OR 97209
432	RETURN SERVICE REQUESTED			GOLD MARK S & GUNN JAMES	1150 NW QUIMBY ST #426	PORTLAND OR 97209
433	RETURN SERVICE REQUESTED			NITIBHON VUDH & NITIBHON	1150 NW QUIMBY ST #428	PORTLAND OR 97209-2488
434	RETURN SERVICE REQUESTED			COLORADO FATIMA & WENGER	1150 NW QUIMBY ST #430	PORTLAND OR 97209
435	RETURN SERVICE REQUESTED			URI TAUS TR	1150 NW QUIMBY ST #436	PORTLAND OR 97209
436	RETURN SERVICE REQUESTED			STOCKBRIDGE CRAIG	1150 NW QUIMBY ST #438	PORTLAND OR 97209
437	RETURN SERVICE REQUESTED			SAYASENE ERIC M & SIEHR M	1150 NW QUIMBY ST #522	PORTLAND OR 97209
438	RETURN SERVICE REQUESTED			LANCASTER DEBRA & LANCAST	1150 NW QUIMBY ST #534	PORTLAND OR 97209

	A	B	C	D	E	F
439	RETURN SERVICE REQUESTED			WONG VINH & NGUYEN LOC H	1150 NW QUIMBY ST #536	PORTLAND OR 97209
440	RETURN SERVICE REQUESTED			FARJAMI WENDY & FARJAMI M	1150 NW QUIMBY ST #604	PORTLAND OR 97209
441	RETURN SERVICE REQUESTED			ERIC & CHRISTINE SWETT FA	1150 NW QUIMBY ST #612	PORTLAND OR 97209
442	RETURN SERVICE REQUESTED			GORDON JOSHUA & GORDON RE	1150 NW QUIMBY ST #708	PORTLAND OR 97209
443	RETURN SERVICE REQUESTED			THIEME REV TR	1150 NW QUIMBY ST #710	PORTLAND OR 97209
444	RETURN SERVICE REQUESTED			JAVC TR & VILULA TR	1150 NW QUIMBY ST #712	PORTLAND OR 97209-2489
445	RETURN SERVICE REQUESTED			NEYHART IRVA & LEE ED	1150 NW QUIMBY ST #802	PORTLAND OR 97209
446	RETURN SERVICE REQUESTED			DYER RICK & DYER RACHEL R	1150 NW QUIMBY ST #806	PORTLAND OR 97209
447	RETURN SERVICE REQUESTED			CHOUDRY ASAD & ZAMAN MAHV	1150 NW QUIMBY ST #808	PORTLAND OR 97209
448	RETURN SERVICE REQUESTED			NIXON ALAN G	1150 NW QUIMBY ST #810	PORTLAND OR 97209
449	RETURN SERVICE REQUESTED			HUNG MARGARET	1150 NW QUIMBY ST #812	PORTLAND OR 97209
450	RETURN SERVICE REQUESTED			CHAMBERLAIN PETER R & BUN	1150 NW QUIMBY ST #902	PORTLAND OR 97209
451	RETURN SERVICE REQUESTED			DOUGLAS PAUL H & DOUGLAS	1150 NW QUIMBY ST #904	PORTLAND OR 97209
452	RETURN SERVICE REQUESTED			TODOROVIC ALEKSANDAR & TO	1150 NW QUIMBY ST #908	PORTLAND OR 97209
453	RETURN SERVICE REQUESTED			ROTHERT FAM TR	1150 NW QUIMBY ST #912	PORTLAND OR 97209-2489
454	RETURN SERVICE REQUESTED			COLAB ARCHITECTURE & URBA	1189 NW PETTYGROVE ST	PORTLAND OR 97209
455	RETURN SERVICE REQUESTED			CHAMISH MICHAEL A & COLWE	949 NW OVERTON ST #1002	PORTLAND OR 97209-3273
456	RETURN SERVICE REQUESTED			PORTER JEFF D	949 NW OVERTON ST #1006	PORTLAND OR 97209
457	RETURN SERVICE REQUESTED			ROBINSON JONATHAN A	949 NW OVERTON ST #1008	PORTLAND OR 97209-3273
458	RETURN SERVICE REQUESTED			ZARE KAMYAR TR & ZARE MAR	949 NW OVERTON ST #101	PORTLAND OR 97209-3198
459	RETURN SERVICE REQUESTED			LASK ARTURO	949 NW OVERTON ST #1012	PORTLAND OR 97209
460	RETURN SERVICE REQUESTED			HUNGATE DAN A & ZELL ADRI	949 NW OVERTON ST #103	PORTLAND OR 97209
461	RETURN SERVICE REQUESTED			HOWELLS GARCIA ALEXANDER	949 NW OVERTON ST #1101	PORTLAND OR 97209
462	RETURN SERVICE REQUESTED			MULLINS LIV TR	949 NW OVERTON ST #1102	PORTLAND OR 97209
463	RETURN SERVICE REQUESTED			OLSEN SHAUNA N	949 NW OVERTON ST #1105	PORTLAND OR 97209-3274
464	RETURN SERVICE REQUESTED			BUDDHDEV AMITA	949 NW OVERTON ST #1108	PORTLAND OR 97209
465	RETURN SERVICE REQUESTED			DOOLEN LIVING TRUST	949 NW OVERTON ST #1115	PORTLAND OR 97209
466	RETURN SERVICE REQUESTED			CHILLESS TRUST H & CHILLE	949 NW OVERTON ST #1202	PORTLAND OR 97209
467	RETURN SERVICE REQUESTED			MARTIN ALICE	949 NW OVERTON ST #1204	PORTLAND OR 97209
468	RETURN SERVICE REQUESTED			WILLIAMS STEPHEN & ZESZOT	949 NW OVERTON ST #1205	PORTLAND OR 97209
469	RETURN SERVICE REQUESTED			ADHIKARY RHEA	949 NW OVERTON ST #1206	PORTLAND OR 97209
470	RETURN SERVICE REQUESTED			HOLMES CAMERON E	949 NW OVERTON ST #1211	PORTLAND OR 97209
471	RETURN SERVICE REQUESTED			ROBINSON JONATHAN & HARDW	949 NW OVERTON ST #1212	PORTLAND OR 97209
472	RETURN SERVICE REQUESTED			KEVIN L PHAUP REV TR	949 NW OVERTON ST #1214	PORTLAND OR 97209
473	RETURN SERVICE REQUESTED			SHEETS MICHAEL W TR & SHE	949 NW OVERTON ST #1215	PORTLAND OR 97209
474	RETURN SERVICE REQUESTED			RIES DANIEL J & RIES PATT	949 NW OVERTON ST #1302	PORTLAND OR 97209
475	RETURN SERVICE REQUESTED			TOSCAN RICHARD E & WALKER	949 NW OVERTON ST #1312	PORTLAND OR 97209-3277
476	RETURN SERVICE REQUESTED			HAPP GEORGE & HAPP NANNER	949 NW OVERTON ST #1314	PORTLAND OR 97209
477	RETURN SERVICE REQUESTED			LEASIA JENNIFER	949 NW OVERTON ST #1401	PORTLAND OR 97209
478	RETURN SERVICE REQUESTED			STARR GABRIELLE J & HOLLO	949 NW OVERTON ST #1402	PORTLAND OR 97209
479	RETURN SERVICE REQUESTED			DOROFF SUE & DUNCAN HOLLY	949 NW OVERTON ST #1404	PORTLAND OR 97209
480	RETURN SERVICE REQUESTED			HOGARTH NANCY & SCHULER A	949 NW OVERTON ST #1406	PORTLAND OR 97209
481	RETURN SERVICE REQUESTED			MATTSON ROBERT T	949 NW OVERTON ST #1409	PORTLAND OR 97209
482	RETURN SERVICE REQUESTED			COVIN GEORGE JR & BIEWEND	949 NW OVERTON ST #1414	PORTLAND OR 97209
483	RETURN SERVICE REQUESTED			LIU LING W & LIU TERESA	949 NW OVERTON ST #1502	PORTLAND OR 97209-3278
484	RETURN SERVICE REQUESTED			NUDELMAN LESLIE	949 NW OVERTON ST #1504	PORTLAND OR 97209
485	RETURN SERVICE REQUESTED			JAMPASA RACHEL L & MINDERH	949 NW OVERTON ST #1505	PORTLAND OR 97209
486	RETURN SERVICE REQUESTED			FREYMULLER FRED K	949 NW OVERTON ST #1506	PORTLAND OR 97209-3278
487	RETURN SERVICE REQUESTED			MELIN LESLIE	949 NW OVERTON ST #1509	PORTLAND OR 97209-2989
488	RETURN SERVICE REQUESTED			NGO SON	949 NW OVERTON ST #1510	PORTLAND OR 97209
489	RETURN SERVICE REQUESTED			DENOVILLE DAVID	949 NW OVERTON ST #1511	PORTLAND OR 97209-3278
490	RETURN SERVICE REQUESTED			PETCHER DANIEL J & PETCHE	949 NW OVERTON ST #1512	PORTLAND OR 97209
491	RETURN SERVICE REQUESTED			ARCE JOSHUA T & BLACKSTON	949 NW OVERTON ST #1515	PORTLAND OR 97209
492	RETURN SERVICE REQUESTED			BRANDON WENTWORTH 2014 TR	949 NW OVERTON ST #1601	PORTLAND OR 97209
493	RETURN SERVICE REQUESTED			MICHAEL D MULHOLLAND TR	949 NW OVERTON ST #1602	PORTLAND OR 97209
494	RETURN SERVICE REQUESTED			RISSI JOHN B & RISSI JILL	949 NW OVERTON ST #1604	PORTLAND OR 97209
495	RETURN SERVICE REQUESTED			SPENCER SOPHIA J & SPENCE	949 NW OVERTON ST #1605	PORTLAND OR 97209
496	RETURN SERVICE REQUESTED			CATHERINE M MARTIN TR	949 NW OVERTON ST #1606	PORTLAND OR 97209
497	RETURN SERVICE REQUESTED			ROBERT & LYNN MILLER FAMI	949 NW OVERTON ST #301	PORTLAND OR 97209
498	RETURN SERVICE REQUESTED			NAGORE RICHARD M & CURTIS	949 NW OVERTON ST #302	PORTLAND OR 97209
499	RETURN SERVICE REQUESTED			O'HEARN TIMOTHY L	949 NW OVERTON ST #303	PORTLAND OR 97209
500	RETURN SERVICE REQUESTED			SCOTT D JENKINS REV TR &	949 NW OVERTON ST #304	PORTLAND OR 97209
501	RETURN SERVICE REQUESTED			JENNIFER K CROCKER TR & C	949 NW OVERTON ST #305	PORTLAND OR 97209
502	RETURN SERVICE REQUESTED			JILL A NELSON TR	949 NW OVERTON ST #308	PORTLAND OR 97209-3268
503	RETURN SERVICE REQUESTED			BACK BAY 2000 TR	949 NW OVERTON ST #309	PORTLAND OR 97209-3198
504	RETURN SERVICE REQUESTED			HILLMAN JESSICA E	949 NW OVERTON ST #402	PORTLAND OR 97209
505	RETURN SERVICE REQUESTED			DOUGLAS JUSTIN B	949 NW OVERTON ST #404	PORTLAND OR 97209
506	RETURN SERVICE REQUESTED			EAGAR STEPHEN J & EAGAR N	949 NW OVERTON ST #501	PORTLAND OR 97209
507	RETURN SERVICE REQUESTED			LO CHUN-LI	949 NW OVERTON ST #505	PORTLAND OR 97209
508	RETURN SERVICE REQUESTED			MOLKO DAVID L & MCLAUGHLI	949 NW OVERTON ST #506	PORTLAND OR 97209
509	RETURN SERVICE REQUESTED			YEWMAN DAVID A TR & YEWMA	949 NW OVERTON ST #508	PORTLAND OR 97209
510	RETURN SERVICE REQUESTED			HAWES CONNIE L & HAWES DA	949 NW OVERTON ST #509	PORTLAND OR 97209
511	RETURN SERVICE REQUESTED			CHAUNZWA MUNYARADZI J	949 NW OVERTON ST #510	PORTLAND OR 97209-3269

	A	B	C	D	E	F
512	RETURN SERVICE REQUESTED			KLINE GEORGE H TR & MIYAZ	949 NW OVERTON ST #512	PORTLAND OR 97209-3269
513	RETURN SERVICE REQUESTED			SERVICE SHEILA P & SERVIC	949 NW OVERTON ST #514	PORTLAND OR 97209
514	RETURN SERVICE REQUESTED			MIDGHALL SU H & EMBREE DA	949 NW OVERTON ST #515	PORTLAND OR 97209
515	RETURN SERVICE REQUESTED			MARCO JOINT TR	949 NW OVERTON ST #602	PORTLAND OR 97209
516	RETURN SERVICE REQUESTED			CAMERON BRAD	949 NW OVERTON ST #605	PORTLAND OR 97209
517	RETURN SERVICE REQUESTED			STASIO MICHAEL	949 NW OVERTON ST #606	PORTLAND OR 97209
518	RETURN SERVICE REQUESTED			AGINSKY JANE	949 NW OVERTON ST #607	PORTLAND OR 97209
519	RETURN SERVICE REQUESTED			QUTUB OMAR N	949 NW OVERTON ST #608	PORTLAND OR 97209-3270
520	RETURN SERVICE REQUESTED			TRULEN KYLE D & TRULEN AL	949 NW OVERTON ST #609	PORTLAND OR 97209
521	RETURN SERVICE REQUESTED			GUSTAFSON MICHELLE K	949 NW OVERTON ST #611	PORTLAND OR 97209
522	RETURN SERVICE REQUESTED			SCRIVEN ERIC F & SCRIVEN	949 NW OVERTON ST #612	PORTLAND OR 97209
523	RETURN SERVICE REQUESTED			BURKE TINA A	949 NW OVERTON ST #613	PORTLAND OR 97209-3270
524	RETURN SERVICE REQUESTED			HAVENS ADAM & HAVENS JANI	949 NW OVERTON ST #614	PORTLAND OR 97209
525	RETURN SERVICE REQUESTED			SPERR MICHAEL S	949 NW OVERTON ST #615	PORTLAND OR 97209
526	RETURN SERVICE REQUESTED			SMITH REV TR	949 NW OVERTON ST #701	PORTLAND OR 97209
527	RETURN SERVICE REQUESTED			WHEATON MARK	949 NW OVERTON ST #704	PORTLAND OR 97209
528	RETURN SERVICE REQUESTED			CHHUON EMERY & GLUHR KATJ	949 NW OVERTON ST #709	PORTLAND OR 97209
529	RETURN SERVICE REQUESTED			KALNINS PAUL	949 NW OVERTON ST #711	PORTLAND OR 97209
530	RETURN SERVICE REQUESTED			MARTIN NICHOLAS A	949 NW OVERTON ST #713	PORTLAND OR 97209
531	RETURN SERVICE REQUESTED			WANG LORRAINE CHIA-LEI	949 NW OVERTON ST #714	PORTLAND OR 97209
532	RETURN SERVICE REQUESTED			KUSAFUKA RIE TR & SASAKI	949 NW OVERTON ST #715	PORTLAND OR 97209-3271
533	RETURN SERVICE REQUESTED			LEIMANIS NEVILS TR & LEIM	949 NW OVERTON ST #805	PORTLAND OR 97209-3271
534	RETURN SERVICE REQUESTED			JUSUPOVIC JANA	949 NW OVERTON ST #806	PORTLAND OR 97209
535	RETURN SERVICE REQUESTED			SIEKER WESLEY	949 NW OVERTON ST #808	PORTLAND OR 97209
536	RETURN SERVICE REQUESTED			BERGH KEITH E	949 NW OVERTON ST #809	PORTLAND OR 97209
537	RETURN SERVICE REQUESTED			POTTS ALAN C & POTTS JUDI	949 NW OVERTON ST #812	PORTLAND OR 97209
538	RETURN SERVICE REQUESTED			MCLAIN LIV TR	949 NW OVERTON ST #813	PORTLAND OR 97209-3272
539	RETURN SERVICE REQUESTED			GRATTON JOAN	949 NW OVERTON ST #901	PORTLAND OR 97209-3272
540	RETURN SERVICE REQUESTED			MALONEY ROBERT E JR & MAL	949 NW OVERTON ST #906	PORTLAND OR 97209
541	RETURN SERVICE REQUESTED			FIFE CHAD J & MONG HIM YE	949 NW OVERTON ST #912	PORTLAND OR 97209
542	RETURN SERVICE REQUESTED			LIN JULIA Y & LIN SHU-TZU	949 NW OVERTON ST #913	PORTLAND OR 97209-3273
543	RETURN SERVICE REQUESTED			SKUSTER CHARLOTTE W & SKU	949 NW OVERTON ST #914	PORTLAND OR 97209
544	RETURN SERVICE REQUESTED			BENTON JOHN M JR	949 NW OVERTON ST #915	PORTLAND OR 97209
545	RETURN SERVICE REQUESTED			PEARL ANIMAL HOSPITAL LLC	1250 NW 10TH AVE	PORTLAND OR 97209
546	RETURN SERVICE REQUESTED			MORIARTY ROBERT A TR	1255 NW 9TH AVE #1001	PORTLAND OR 97209-2897
547	RETURN SERVICE REQUESTED			TANG KEVIN	1255 NW 9TH AVE #1003	PORTLAND OR 97209
548	RETURN SERVICE REQUESTED			MAYNARD E ORME TR	1255 NW 9TH AVE #1006	PORTLAND OR 97209
549	RETURN SERVICE REQUESTED			LOVELL TIMOTHY RUSSELL	1255 NW 9TH AVE #1009	PORTLAND OR 97209-2897
550	RETURN SERVICE REQUESTED			KELSO DENNIS J TR & BURRE	1255 NW 9TH AVE #1010	PORTLAND OR 97209-2897
551	RETURN SERVICE REQUESTED			MCCALL GEOFFREY & MCCALL	1255 NW 9TH AVE #102	PORTLAND OR 97209
552	RETURN SERVICE REQUESTED			MALMBERG ERIK G J & MALMB	1255 NW 9TH AVE #106	PORTLAND OR 97209
553	RETURN SERVICE REQUESTED			COLONNA ANN E & STEPHENSO	1255 NW 9TH AVE #1104	PORTLAND OR 97209
554	RETURN SERVICE REQUESTED			KROLL LISA	1255 NW 9TH AVE #1109	PORTLAND OR 97209
555	RETURN SERVICE REQUESTED			JEREMY BABENER TRUST	1255 NW 9TH AVE #1110	PORTLAND OR 97209
556	RETURN SERVICE REQUESTED			FIELDS MICHAEL T & FIELDS	1255 NW 9TH AVE #114	PORTLAND OR 97209
557	RETURN SERVICE REQUESTED			MU SHAWA & CHEN BAOLIN	1255 NW 9TH AVE #115	PORTLAND OR 97209
558	RETURN SERVICE REQUESTED			PERANTON RICHARD LEWIS JR	1255 NW 9TH AVE #116	PORTLAND OR 97209-2886
559	RETURN SERVICE REQUESTED			KORMOS DOROTHY	1255 NW 9TH AVE #1201	PORTLAND OR 97209
560	RETURN SERVICE REQUESTED			TUMA-SCHMIDT BERNARDO A	1255 NW 9TH AVE #1204	PORTLAND OR 97209-2897
561	RETURN SERVICE REQUESTED			WANG YOW-GWO & CHIU HSIAN	1255 NW 9TH AVE #1205	PORTLAND OR 97209
562	RETURN SERVICE REQUESTED			PRUSH KENNETH M & ARCHER	1255 NW 9TH AVE #1207	PORTLAND OR 97209
563	RETURN SERVICE REQUESTED			LEEDHAM CAMERON R	1255 NW 9TH AVE #1304	PORTLAND OR 97209
564	RETURN SERVICE REQUESTED			JUNG JAE N	1255 NW 9TH AVE #1307	PORTLAND OR 97209
565	RETURN SERVICE REQUESTED			CYNTHIA SHAFER TR	1255 NW 9TH AVE #1402	PORTLAND OR 97209
566	RETURN SERVICE REQUESTED			1255 NW 9TH AVE	1255 NW 9TH AVE #1403	PORTLAND OR 97209
567	RETURN SERVICE REQUESTED			JACOBSON JAKE	1255 NW 9TH AVE #201	PORTLAND OR 97209-2886
568	RETURN SERVICE REQUESTED			WHITCHER ERIK & WHITCHER	1255 NW 9TH AVE #204	PORTLAND OR 97209-2886
569	RETURN SERVICE REQUESTED			ZENDNER WILLIAM D & ZENDN	1255 NW 9TH AVE #210	PORTLAND OR 97209
570	RETURN SERVICE REQUESTED			CHOWDHURY PRASENJIT	1255 NW 9TH AVE #211	PORTLAND OR 97209
571	RETURN SERVICE REQUESTED			SWIFT RICHARD M & RICHARD	1255 NW 9TH AVE #212	PORTLAND OR 97209-2886
572	RETURN SERVICE REQUESTED			JOHN ERIC HAMPSEY & MARIA	1255 NW 9TH AVE #213	PORTLAND OR 97209
573	RETURN SERVICE REQUESTED			LANCASTER BRITTANI LEE	1255 NW 9TH AVE #214	PORTLAND OR 97209
574	RETURN SERVICE REQUESTED			CLOW CAMERON N	1255 NW 9TH AVE #215	PORTLAND OR 97209
575	RETURN SERVICE REQUESTED			SOUTHALL CHARLES M & SOUT	1255 NW 9TH AVE #220	PORTLAND OR 97209
576	RETURN SERVICE REQUESTED			WESTON JEFFREY J	1255 NW 9TH AVE #301	PORTLAND OR 97209-2887
577	RETURN SERVICE REQUESTED			GARLINGHOUSE LINDSEY	1255 NW 9TH AVE #305	PORTLAND OR 97209-2887
578	RETURN SERVICE REQUESTED			ROLLERI RICHARD	1255 NW 9TH AVE #307	PORTLAND OR 97209-2887
579	RETURN SERVICE REQUESTED			KARLSSON KIMBERLY A	1255 NW 9TH AVE #308	PORTLAND OR 97209
580	RETURN SERVICE REQUESTED			HICKERSON LESTER B & HICK	1255 NW 9TH AVE #309	PORTLAND OR 97209-2887
581	RETURN SERVICE REQUESTED			TOTH AMY L & TOTH DANIEL	1255 NW 9TH AVE #310	PORTLAND OR 97209
582	RETURN SERVICE REQUESTED			WONG WING Y S	1255 NW 9TH AVE #311	PORTLAND OR 97209
583	RETURN SERVICE REQUESTED			COLLINS CHRISTOPHER T	1255 NW 9TH AVE #313	PORTLAND OR 97209
584	RETURN SERVICE REQUESTED			LUTGE MICHAEL S	1255 NW 9TH AVE #319	PORTLAND OR 97209-2887

	A	B	C	D	E	F
585	RETURN	SERVICE	REQUESTED	O'CONNELL JOANNE Y	1255 NW 9TH AVE #402	PORTLAND OR 97209
586	RETURN	SERVICE	REQUESTED	ALMENDAREZ DENISE	1255 NW 9TH AVE #405	PORTLAND OR 97209
587	RETURN	SERVICE	REQUESTED	KATIE M GOODWIN REV LIV T	1255 NW 9TH AVE #408	PORTLAND OR 97209-2888
588	RETURN	SERVICE	REQUESTED	TAKASUMI JENNIFER L	1255 NW 9TH AVE #416	PORTLAND OR 97209
589	RETURN	SERVICE	REQUESTED	ESTRELLA JEREMY J	1255 NW 9TH AVE #417	PORTLAND OR 97209
590	RETURN	SERVICE	REQUESTED	PROWELL YAQUB K	1255 NW 9TH AVE #418	PORTLAND OR 97209
591	RETURN	SERVICE	REQUESTED	FREDIANI MICHAEL	1255 NW 9TH AVE #420	PORTLAND OR 97209
592	RETURN	SERVICE	REQUESTED	HAMPSEY J ERIC & GIL MARI	1255 NW 9TH AVE #501	PORTLAND OR 97209
593	RETURN	SERVICE	REQUESTED	CROLL THOMAS J W	1255 NW 9TH AVE #502	PORTLAND OR 97209-2888
594	RETURN	SERVICE	REQUESTED	WALCOFF LAURA	1255 NW 9TH AVE #507	PORTLAND OR 97209
595	RETURN	SERVICE	REQUESTED	ABEL DREW	1255 NW 9TH AVE #509	PORTLAND OR 97209
596	RETURN	SERVICE	REQUESTED	HEDGES SIDNEY D TR	1255 NW 9TH AVE #510	PORTLAND OR 97209
597	RETURN	SERVICE	REQUESTED	FORINASH DAVID & PARADISI	1255 NW 9TH AVE #511	PORTLAND OR 97209-2888
598	RETURN	SERVICE	REQUESTED	WADE J PALMER REVOC TR &	1255 NW 9TH AVE #512	PORTLAND OR 97209
599	RETURN	SERVICE	REQUESTED	WUNGGIRANIR#MANIDA	1255 NW 9TH AVE #601	PORTLAND OR 97209
600	RETURN	SERVICE	REQUESTED	DEBROCK DANIEL J & DEBROC	1255 NW 9TH AVE #602	PORTLAND OR 97209
601	RETURN	SERVICE	REQUESTED	DO MADELYN D	1255 NW 9TH AVE #603	PORTLAND OR 97209-2895
602	RETURN	SERVICE	REQUESTED	PORCELLA MARK	1255 NW 9TH AVE #604	PORTLAND OR 97209
603	RETURN	SERVICE	REQUESTED	VAWTER BRITNIE L	1255 NW 9TH AVE #605	PORTLAND OR 97209
604	RETURN	SERVICE	REQUESTED	LIMBRUNNER CHELA J & SAWAY	1255 NW 9TH AVE #608	PORTLAND OR 97209-2895
605	RETURN	SERVICE	REQUESTED	MISTKAWI ADELE H	1255 NW 9TH AVE #609	PORTLAND OR 97209
606	RETURN	SERVICE	REQUESTED	AGULLAR CHRISTOPHER	1255 NW 9TH AVE #611	PORTLAND OR 97209-2895
607	RETURN	SERVICE	REQUESTED	FOSTER RANDOLPH C	1255 NW 9TH AVE #614	PORTLAND OR 97209
608	RETURN	SERVICE	REQUESTED	MCLEAN COLIN	1255 NW 9TH AVE #615	PORTLAND OR 97209
609	RETURN	SERVICE	REQUESTED	JANE SCHMID-COOK TR	1255 NW 9TH AVE #616	PORTLAND OR 97209
610	RETURN	SERVICE	REQUESTED	CINAROGLU TUNGA	1255 NW 9TH AVE #701	PORTLAND OR 97209-2895
611	RETURN	SERVICE	REQUESTED	HERA DOMINICK	1255 NW 9TH AVE #703	PORTLAND OR 97209
612	RETURN	SERVICE	REQUESTED	JONES NICOLE	1255 NW 9TH AVE #704	PORTLAND OR 97209-2896
613	RETURN	SERVICE	REQUESTED	HAGGAR DENNIS & HAGGAR KA	1255 NW 9TH AVE #709	PORTLAND OR 97209
614	RETURN	SERVICE	REQUESTED	CHAPMAN TR	1255 NW 9TH AVE #710	PORTLAND OR 97209-2896
615	RETURN	SERVICE	REQUESTED	ALLEN CHRISTOPHER R	1255 NW 9TH AVE #802	PORTLAND OR 97209
616	RETURN	SERVICE	REQUESTED	WILLIAMS KATHLEEN	1255 NW 9TH AVE #803	PORTLAND OR 97209-2896
617	RETURN	SERVICE	REQUESTED	BUCHMAN MICHAEL	1255 NW 9TH AVE #804	PORTLAND OR 97209-2896
618	RETURN	SERVICE	REQUESTED	PASCHAL DAVID A	1255 NW 9TH AVE #805	PORTLAND OR 97209
619	RETURN	SERVICE	REQUESTED	SCALPONE STEPHEN	1255 NW 9TH AVE #809	PORTLAND OR 97209
620	RETURN	SERVICE	REQUESTED	SMITH JOHN S & PLAYER-SMI	1255 NW 9TH AVE #810	PORTLAND OR 97209
621	RETURN	SERVICE	REQUESTED	SMULLEN SCOTT A	1255 NW 9TH AVE #903	PORTLAND OR 97209-2896
622	RETURN	SERVICE	REQUESTED	BISSELL KATHLEEN	1255 NW 9TH AVE #906	PORTLAND OR 97209
623	RETURN	SERVICE	REQUESTED	DUTY BRIAN D	1255 NW 9TH AVE #908	PORTLAND OR 97209
624	RETURN	SERVICE	REQUESTED	MCFARLANE DONALD C & MCFA	1255 NW 9TH AVE #909	PORTLAND OR 97209
625	RETURN	SERVICE	REQUESTED	ALIABADI-WAHLE SHAGHAYEGH	1260 NW NAITO PKWY #1006B	PORTLAND OR 97209
626	RETURN	SERVICE	REQUESTED	GEMMELL CARLOS M	1260 NW NAITO PKWY #104B	PORTLAND OR 97209
627	RETURN	SERVICE	REQUESTED	VANDERSCHELL KIRK TR & VA	1260 NW NAITO PKWY #105B	PORTLAND OR 97209
628	RETURN	SERVICE	REQUESTED	EMAMJOMEH MAHSA & JAMSHID	1260 NW NAITO PKWY #200B	PORTLAND OR 97209
629	RETURN	SERVICE	REQUESTED	BONDAR GALINA I	1260 NW NAITO PKWY #203B	PORTLAND OR 97209-3150
630	RETURN	SERVICE	REQUESTED	ANDERS AIDAN	1260 NW NAITO PKWY #204B	PORTLAND OR 97209
631	RETURN	SERVICE	REQUESTED	BUCK RICHARD A & DALE MAR	1260 NW NAITO PKWY #207B	PORTLAND OR 97209-3150
632	RETURN	SERVICE	REQUESTED	JONES JEANETTE M & KEELE	1260 NW NAITO PKWY #212B	PORTLAND OR 97209
633	RETURN	SERVICE	REQUESTED	NIST ROBERT A & NIST BETH	1260 NW NAITO PKWY #301B	PORTLAND OR 97209
634	RETURN	SERVICE	REQUESTED	DAVIDS JOSEPH Z & DAVIDS	1260 NW NAITO PKWY #302B	PORTLAND OR 97209
635	RETURN	SERVICE	REQUESTED	ZAWADZKA BEATA	1260 NW NAITO PKWY #305B	PORTLAND OR 97209
636	RETURN	SERVICE	REQUESTED	KING LAURIE	1260 NW NAITO PKWY #311B	PORTLAND OR 97209
637	RETURN	SERVICE	REQUESTED	TATE FAMILY TR	1260 NW NAITO PKWY #312B	PORTLAND OR 97209
638	RETURN	SERVICE	REQUESTED	TAYLOR LLOYD M JR & TAYLO	1260 NW NAITO PKWY #402B	PORTLAND OR 97209-3152
639	RETURN	SERVICE	REQUESTED	LAU YAN & NGUYEN QUYNH	1260 NW NAITO PKWY #403B	PORTLAND OR 97209
640	RETURN	SERVICE	REQUESTED	GREENWOOD VICKIE A & MAUR	1260 NW NAITO PKWY #405B	PORTLAND OR 97209
641	RETURN	SERVICE	REQUESTED	LEFOR CHRISTOPHER & LEFOR	1260 NW NAITO PKWY #406B	PORTLAND OR 97209
642	RETURN	SERVICE	REQUESTED	YOUNG STEPHEN R TR & FELL	1260 NW NAITO PKWY #407B	PORTLAND OR 97209
643	RETURN	SERVICE	REQUESTED	WALLACE XTONYX & WALLACE	1260 NW NAITO PKWY #411B	PORTLAND OR 97209
644	RETURN	SERVICE	REQUESTED	HALL RYAN C	1260 NW NAITO PKWY #504B	PORTLAND OR 97209
645	RETURN	SERVICE	REQUESTED	CHAE HEE MOON & CHAE YOUN	1260 NW NAITO PKWY #505B	PORTLAND OR 97209
646	RETURN	SERVICE	REQUESTED	VOGT JACK P	1260 NW NAITO PKWY #506B	PORTLAND OR 97209
647	RETURN	SERVICE	REQUESTED	HERNANZ ERIC	1260 NW NAITO PKWY #508B	PORTLAND OR 97209
648	RETURN	SERVICE	REQUESTED	JOSEPH & ELEANOR HALLORAN	1260 NW NAITO PKWY #603B	PORTLAND OR 97209
649	RETURN	SERVICE	REQUESTED	GUILLEBEAU CHRISTOPHER &	1260 NW NAITO PKWY #607B	PORTLAND OR 97209
650	RETURN	SERVICE	REQUESTED	PORTILLA VERONICA & DIMAT	1260 NW NAITO PKWY #610B	PORTLAND OR 97209
651	RETURN	SERVICE	REQUESTED	CAROL COYE BENSON TR	1260 NW NAITO PKWY #701B	PORTLAND OR 97209
652	RETURN	SERVICE	REQUESTED	THURMAN SCOTT C & PARKER	1260 NW NAITO PKWY #707B	PORTLAND OR 97209
653	RETURN	SERVICE	REQUESTED	MITTON FAMILY TR	1260 NW NAITO PKWY #801B	PORTLAND OR 97209
654	RETURN	SERVICE	REQUESTED	COHEN GENE TR & COHEN SYD	1260 NW NAITO PKWY #805B	PORTLAND OR 97209-3155
655	RETURN	SERVICE	REQUESTED	ERHAN AYDIN H & ERHAN ROU	1260 NW NAITO PKWY #807B	PORTLAND OR 97209
656	RETURN	SERVICE	REQUESTED	MUEHLSCHLEGEL FELIX	1260 NW NAITO PKWY #908B	PORTLAND OR 97209
657	RETURN	SERVICE	REQUESTED	SANTABALLA ALBERTO & SARA	1310 NW NAITO PKWY #1003A	PORTLAND OR 97209

	A	B	C	D	E	F
658	RETURN SERVICE REQUESTED			HONG JEONGYEON	1310 NW NAITO PKWY #1004A	PORTLAND OR 97209
659	RETURN SERVICE REQUESTED			DOAN PHUONG	1310 NW NAITO PKWY #103A	PORTLAND OR 97209
660	RETURN SERVICE REQUESTED			BARROW RUTH & BARROW SCOT	1310 NW NAITO PKWY #104A	PORTLAND OR 97209
661	RETURN SERVICE REQUESTED			MARZ GERI L & ZOLLER LUAN	1310 NW NAITO PKWY #106A	PORTLAND OR 97209
662	RETURN SERVICE REQUESTED			REBECCA R ROOKS TR	1310 NW NAITO PKWY #201A	PORTLAND OR 97209
663	RETURN SERVICE REQUESTED			BENSCHING DEBORAH J	1310 NW NAITO PKWY #205A	PORTLAND OR 97209
664	RETURN SERVICE REQUESTED			SARVER DOUGLAS V	1310 NW NAITO PKWY #206A	PORTLAND OR 97209
665	RETURN SERVICE REQUESTED			JOHN LEE & STEVEN CHRISTE	1310 NW NAITO PKWY #208A	PORTLAND OR 97209-3159
666	RETURN SERVICE REQUESTED			KRISTIN A DEL BALZO TR	1310 NW NAITO PKWY #305A	PORTLAND OR 97209
667	RETURN SERVICE REQUESTED			BALDWIN CHRISTOPHER J	1310 NW NAITO PKWY #312A	PORTLAND OR 97209
668	RETURN SERVICE REQUESTED			PULLEY AARON	1310 NW NAITO PKWY #403A	PORTLAND OR 97209
669	RETURN SERVICE REQUESTED			PELLEGRINI LAWRENCE & DE	1310 NW NAITO PKWY #407A	PORTLAND OR 97209
670	RETURN SERVICE REQUESTED			JACOBS DANIEL H TR & JACO	1310 NW NAITO PKWY #504A	PORTLAND OR 97209
671	RETURN SERVICE REQUESTED			CAROL RUTH SORENSEN SURVI	1310 NW NAITO PKWY #507A	PORTLAND OR 97209
672	RETURN SERVICE REQUESTED			HICKEY THOMAS A & HICKEY	1310 NW NAITO PKWY #508A	PORTLAND OR 97209
673	RETURN SERVICE REQUESTED			JOSEPH HAIMBERG REV TR &	1310 NW NAITO PKWY #605A	PORTLAND OR 97209
674	RETURN SERVICE REQUESTED			BANKS FREDERICK S & MARIA	1310 NW NAITO PKWY #609A	PORTLAND OR 97210
675	RETURN SERVICE REQUESTED			MOTRONI JAMES R TR-1/2 &	1310 NW NAITO PKWY #701A	PORTLAND OR 97209
676	RETURN SERVICE REQUESTED			SHAFFER CHRISTOPHER A & O	1310 NW NAITO PKWY #704A	PORTLAND OR 97209
677	RETURN SERVICE REQUESTED			WESTENBERG 2006 REV TR	1310 NW NAITO PKWY #807A	PORTLAND OR 97209
678	RETURN SERVICE REQUESTED			BROBSON WILLIAM JR & BUN	1310 NW NAITO PKWY #808A	PORTLAND OR 97209
679	RETURN SERVICE REQUESTED			GILDERSLEEVE NANCY L	1310 NW NAITO PKWY #903A	PORTLAND OR 97209
680	RETURN SERVICE REQUESTED			RENAN SHELDON	1310 NW NAITO PKWY #907	PORTLAND OR 97209-3162
681	RETURN SERVICE REQUESTED			DAVID LEIGHTON MITCHELL &	1310 NW NAITO PKWY #907A	PORTLAND OR 97209
682	RETURN SERVICE REQUESTED			CITY OF PORTLAND	1362 NW NAITO PKWY	PORTLAND OR 97209
683				CURRENT RESIDENT	1150 NW QUIMBY ST #2010	PORTLAND OR 97209
684				CURRENT RESIDENT	1255 NW 9TH AVE #1106	PORTLAND OR 97209
685				CURRENT RESIDENT	1255 NW 9TH AVE #1108	PORTLAND OR 97209
686				CURRENT RESIDENT	1220 NW 9TH AVE	PORTLAND OR 97209
687				CURRENT RESIDENT	1550 NW NAITO PKWY	PORTLAND OR 97209
688				CURRENT RESIDENT	909 NW OVERTON ST	PORTLAND OR 97209
689				CURRENT RESIDENT	917 NW OVERTON ST	PORTLAND OR 97209
690				CURRENT RESIDENT	925 NW OVERTON ST	PORTLAND OR 97209
691				CURRENT RESIDENT	1099 NW OVERTON ST	PORTLAND OR 97209
692				CURRENT RESIDENT	1150 NW QUIMBY ST	PORTLAND OR 97209
693				CURRENT RESIDENT	1150 NW QUIMBY ST #1002	PORTLAND OR 97209
694				CURRENT RESIDENT	1150 NW QUIMBY ST #1104	PORTLAND OR 97209
695				CURRENT RESIDENT	1150 NW QUIMBY ST #1304	PORTLAND OR 97209
696				CURRENT RESIDENT	1150 NW QUIMBY ST #1506	PORTLAND OR 97209
697				CURRENT RESIDENT	1150 NW QUIMBY ST #1602	PORTLAND OR 97209
698				CURRENT RESIDENT	1150 NW QUIMBY ST #1604	PORTLAND OR 97209
699				CURRENT RESIDENT	1150 NW QUIMBY ST #1606	PORTLAND OR 97209
700				CURRENT RESIDENT	1150 NW QUIMBY ST #1706	PORTLAND OR 97209
701				CURRENT RESIDENT	1150 NW QUIMBY ST #1810	PORTLAND OR 97209
702				CURRENT RESIDENT	1150 NW QUIMBY ST #1904	PORTLAND OR 97209
703				CURRENT RESIDENT	1150 NW QUIMBY ST #2012	PORTLAND OR 97209
704				CURRENT RESIDENT	1150 NW QUIMBY ST #204	PORTLAND OR 97209
705				CURRENT RESIDENT	1150 NW QUIMBY ST #2108	PORTLAND OR 97209
706				CURRENT RESIDENT	1150 NW QUIMBY ST #306	PORTLAND OR 97209
707				CURRENT RESIDENT	1150 NW QUIMBY ST #312	PORTLAND OR 97209
708				CURRENT RESIDENT	1150 NW QUIMBY ST #332	PORTLAND OR 97209
709				CURRENT RESIDENT	1150 NW QUIMBY ST #338	PORTLAND OR 97209
710				CURRENT RESIDENT	1150 NW QUIMBY ST #340	PORTLAND OR 97209
711				CURRENT RESIDENT	1150 NW QUIMBY ST #342	PORTLAND OR 97209
712				CURRENT RESIDENT	1150 NW QUIMBY ST #406	PORTLAND OR 97209
713				CURRENT RESIDENT	1150 NW QUIMBY ST #434	PORTLAND OR 97209
714				CURRENT RESIDENT	1150 NW QUIMBY ST #508	PORTLAND OR 97209
715				CURRENT RESIDENT	1150 NW QUIMBY ST #524	PORTLAND OR 97209
716				CURRENT RESIDENT	1150 NW QUIMBY ST #606	PORTLAND OR 97209
717				CURRENT RESIDENT	1150 NW QUIMBY ST #702	PORTLAND OR 97209
718				CURRENT RESIDENT	1150 NW QUIMBY ST #704	PORTLAND OR 97209
719				CURRENT RESIDENT	1175 NW PETTYGROVE ST	PORTLAND OR 97209
720				CURRENT RESIDENT	1181 NW PETTYGROVE ST	PORTLAND OR 97209
721				CURRENT RESIDENT	1415 NW 11TH AVE	PORTLAND OR 97209
722				CURRENT RESIDENT	1433 NW 11TH AVE	PORTLAND OR 97209
723				CURRENT RESIDENT	1455 NW 11TH AVE	PORTLAND OR 97209
724				CURRENT RESIDENT	1467 NW 11TH AVE	PORTLAND OR 97209
725				CURRENT RESIDENT	1481 NW 11TH AVE	PORTLAND OR 97209
726				CURRENT RESIDENT	1489 NW 11TH AVE	PORTLAND OR 97209
727				CURRENT RESIDENT	949 NW OVERTON ST	PORTLAND OR 97209
728				CURRENT RESIDENT	949 NW OVERTON ST #1004	PORTLAND OR 97209
729				CURRENT RESIDENT	949 NW OVERTON ST #1005	PORTLAND OR 97209
730				CURRENT RESIDENT	949 NW OVERTON ST #1007	PORTLAND OR 97209

	A	B	C	D	E	F
731				CURRENT RESIDENT	949 NW OVERTON ST #1009	PORTLAND OR 97209
732				CURRENT RESIDENT	949 NW OVERTON ST #1010	PORTLAND OR 97209
733				CURRENT RESIDENT	949 NW OVERTON ST #1011	PORTLAND OR 97209
734				CURRENT RESIDENT	949 NW OVERTON ST #1014	PORTLAND OR 97209
735				CURRENT RESIDENT	949 NW OVERTON ST #1104	PORTLAND OR 97209
736				CURRENT RESIDENT	949 NW OVERTON ST #1106	PORTLAND OR 97209
737				CURRENT RESIDENT	949 NW OVERTON ST #1109	PORTLAND OR 97209
738				CURRENT RESIDENT	949 NW OVERTON ST #1110	PORTLAND OR 97209
739				CURRENT RESIDENT	949 NW OVERTON ST #1111	PORTLAND OR 97209
740				CURRENT RESIDENT	949 NW OVERTON ST #1113	PORTLAND OR 97209
741				CURRENT RESIDENT	949 NW OVERTON ST #1114	PORTLAND OR 97209
742				CURRENT RESIDENT	949 NW OVERTON ST #1201	PORTLAND OR 97209
743				CURRENT RESIDENT	949 NW OVERTON ST #1207	PORTLAND OR 97209
744				CURRENT RESIDENT	949 NW OVERTON ST #1209	PORTLAND OR 97209
745				CURRENT RESIDENT	949 NW OVERTON ST #1210	PORTLAND OR 97209
746				CURRENT RESIDENT	949 NW OVERTON ST #1304	PORTLAND OR 97209
747				CURRENT RESIDENT	949 NW OVERTON ST #1305	PORTLAND OR 97209
748				CURRENT RESIDENT	949 NW OVERTON ST #1306	PORTLAND OR 97209
749				CURRENT RESIDENT	949 NW OVERTON ST #1307	PORTLAND OR 97209
750				CURRENT RESIDENT	949 NW OVERTON ST #1308	PORTLAND OR 97209
751				CURRENT RESIDENT	949 NW OVERTON ST #1309	PORTLAND OR 97209
752				CURRENT RESIDENT	949 NW OVERTON ST #1310	PORTLAND OR 97209
753				CURRENT RESIDENT	949 NW OVERTON ST #1405	PORTLAND OR 97209
754				CURRENT RESIDENT	949 NW OVERTON ST #1407	PORTLAND OR 97209
755				CURRENT RESIDENT	949 NW OVERTON ST #1410	PORTLAND OR 97209
756				CURRENT RESIDENT	949 NW OVERTON ST #1411	PORTLAND OR 97209
757				CURRENT RESIDENT	949 NW OVERTON ST #1412	PORTLAND OR 97209
758				CURRENT RESIDENT	949 NW OVERTON ST #1413	PORTLAND OR 97209
759				CURRENT RESIDENT	949 NW OVERTON ST #1415	PORTLAND OR 97209
760				CURRENT RESIDENT	949 NW OVERTON ST #1507	PORTLAND OR 97209
761				CURRENT RESIDENT	949 NW OVERTON ST #1508	PORTLAND OR 97209
762				CURRENT RESIDENT	949 NW OVERTON ST #1513	PORTLAND OR 97209
763				CURRENT RESIDENT	949 NW OVERTON ST #1603	PORTLAND OR 97209
764				CURRENT RESIDENT	949 NW OVERTON ST #306	PORTLAND OR 97209
765				CURRENT RESIDENT	949 NW OVERTON ST #311	PORTLAND OR 97209
766				CURRENT RESIDENT	949 NW OVERTON ST #312	PORTLAND OR 97209
767				CURRENT RESIDENT	949 NW OVERTON ST #502	PORTLAND OR 97209
768				CURRENT RESIDENT	949 NW OVERTON ST #504	PORTLAND OR 97209
769				CURRENT RESIDENT	949 NW OVERTON ST #507	PORTLAND OR 97209
770				CURRENT RESIDENT	949 NW OVERTON ST #513	PORTLAND OR 97209
771				CURRENT RESIDENT	949 NW OVERTON ST #604	PORTLAND OR 97209
772				CURRENT RESIDENT	949 NW OVERTON ST #610	PORTLAND OR 97209
773				CURRENT RESIDENT	949 NW OVERTON ST #702	PORTLAND OR 97209
774				CURRENT RESIDENT	949 NW OVERTON ST #705	PORTLAND OR 97209
775				CURRENT RESIDENT	949 NW OVERTON ST #707	PORTLAND OR 97209
776				CURRENT RESIDENT	949 NW OVERTON ST #708	PORTLAND OR 97209
777				CURRENT RESIDENT	949 NW OVERTON ST #712	PORTLAND OR 97209
778				CURRENT RESIDENT	949 NW OVERTON ST #804	PORTLAND OR 97209
779				CURRENT RESIDENT	949 NW OVERTON ST #807	PORTLAND OR 97209
780				CURRENT RESIDENT	949 NW OVERTON ST #811	PORTLAND OR 97209
781				CURRENT RESIDENT	949 NW OVERTON ST #902	PORTLAND OR 97209
782				CURRENT RESIDENT	949 NW OVERTON ST #904	PORTLAND OR 97209
783				CURRENT RESIDENT	949 NW OVERTON ST #907	PORTLAND OR 97209
784				CURRENT RESIDENT	949 NW OVERTON ST #908	PORTLAND OR 97209
785				CURRENT RESIDENT	949 NW OVERTON ST #909	PORTLAND OR 97209
786				CURRENT RESIDENT	949 NW OVERTON ST #910	PORTLAND OR 97209
787				CURRENT RESIDENT	949 NW OVERTON ST #911	PORTLAND OR 97209
788				CURRENT RESIDENT	949 NW OVERTON ST #C1	PORTLAND OR 97209
789				CURRENT RESIDENT	1210 NW 10TH AVE	PORTLAND OR 97209
790				CURRENT RESIDENT	1210 NW 10TH AVE #C03	PORTLAND OR 97209
791				CURRENT RESIDENT	1250 NW 10TH AVE #C01	PORTLAND OR 97209
792				CURRENT RESIDENT	1250 NW 10TH AVE #C02	PORTLAND OR 97209
793				CURRENT RESIDENT	1255 NW 9TH AVE #-11	PORTLAND OR 97209
794				CURRENT RESIDENT	1255 NW 9TH AVE #-13	PORTLAND OR 97209
795				CURRENT RESIDENT	1255 NW 9TH AVE #-17	PORTLAND OR 97209
796				CURRENT RESIDENT	1255 NW 9TH AVE #011	PORTLAND OR 97209
797				CURRENT RESIDENT	1255 NW 9TH AVE #015	PORTLAND OR 97209
798				CURRENT RESIDENT	1255 NW 9TH AVE #1002	PORTLAND OR 97209
799				CURRENT RESIDENT	1255 NW 9TH AVE #1005	PORTLAND OR 97209
800				CURRENT RESIDENT	1255 NW 9TH AVE #1007	PORTLAND OR 97209
801				CURRENT RESIDENT	1255 NW 9TH AVE #107	PORTLAND OR 97209
802				CURRENT RESIDENT	1255 NW 9TH AVE #1101	PORTLAND OR 97209
803				CURRENT RESIDENT	1255 NW 9TH AVE #1103	PORTLAND OR 97209

	A	B	C	D	E	F
1096				CURRENT RESIDENT	1310 NW NAITO PKWY #606A	PORTLAND OR 97209
1097				CURRENT RESIDENT	1310 NW NAITO PKWY #607	PORTLAND OR 97209
1098				CURRENT RESIDENT	1310 NW NAITO PKWY #607A	PORTLAND OR 97209
1099				CURRENT RESIDENT	1310 NW NAITO PKWY #608A	PORTLAND OR 97209
1100				CURRENT RESIDENT	1310 NW NAITO PKWY #609	PORTLAND OR 97209
1101				CURRENT RESIDENT	1310 NW NAITO PKWY #701	PORTLAND OR 97209
1102				CURRENT RESIDENT	1310 NW NAITO PKWY #702	PORTLAND OR 97209
1103				CURRENT RESIDENT	1310 NW NAITO PKWY #702A	PORTLAND OR 97209
1104				CURRENT RESIDENT	1310 NW NAITO PKWY #703	PORTLAND OR 97209
1105				CURRENT RESIDENT	1310 NW NAITO PKWY #703A	PORTLAND OR 97209
1106				CURRENT RESIDENT	1310 NW NAITO PKWY #704	PORTLAND OR 97209
1107				CURRENT RESIDENT	1310 NW NAITO PKWY #705	PORTLAND OR 97209
1108				CURRENT RESIDENT	1310 NW NAITO PKWY #706A	PORTLAND OR 97209
1109				CURRENT RESIDENT	1310 NW NAITO PKWY #707	PORTLAND OR 97209
1110				CURRENT RESIDENT	1310 NW NAITO PKWY #707A	PORTLAND OR 97209
1111				CURRENT RESIDENT	1310 NW NAITO PKWY #708	PORTLAND OR 97209
1112				CURRENT RESIDENT	1310 NW NAITO PKWY #708A	PORTLAND OR 97209
1113				CURRENT RESIDENT	1310 NW NAITO PKWY #709A	PORTLAND OR 97209
1114				CURRENT RESIDENT	1310 NW NAITO PKWY #801	PORTLAND OR 97209
1115				CURRENT RESIDENT	1310 NW NAITO PKWY #801A	PORTLAND OR 97209
1116				CURRENT RESIDENT	1310 NW NAITO PKWY #802	PORTLAND OR 97209
1117				CURRENT RESIDENT	1310 NW NAITO PKWY #803	PORTLAND OR 97209
1118				CURRENT RESIDENT	1310 NW NAITO PKWY #803A	PORTLAND OR 97209
1119				CURRENT RESIDENT	1310 NW NAITO PKWY #804	PORTLAND OR 97209
1120				CURRENT RESIDENT	1310 NW NAITO PKWY #804A	PORTLAND OR 97209
1121				CURRENT RESIDENT	1310 NW NAITO PKWY #805	PORTLAND OR 97209
1122				CURRENT RESIDENT	1310 NW NAITO PKWY #805A	PORTLAND OR 97209
1123				CURRENT RESIDENT	1310 NW NAITO PKWY #806	PORTLAND OR 97209
1124				CURRENT RESIDENT	1310 NW NAITO PKWY #806A	PORTLAND OR 97209
1125				CURRENT RESIDENT	1310 NW NAITO PKWY #807	PORTLAND OR 97209
1126				CURRENT RESIDENT	1310 NW NAITO PKWY #808	PORTLAND OR 97209
1127				CURRENT RESIDENT	1310 NW NAITO PKWY #809	PORTLAND OR 97209
1128				CURRENT RESIDENT	1310 NW NAITO PKWY #901	PORTLAND OR 97209
1129				CURRENT RESIDENT	1310 NW NAITO PKWY #901A	PORTLAND OR 97209
1130				CURRENT RESIDENT	1310 NW NAITO PKWY #902	PORTLAND OR 97209
1131				CURRENT RESIDENT	1310 NW NAITO PKWY #902A	PORTLAND OR 97209
1132				CURRENT RESIDENT	1310 NW NAITO PKWY #903	PORTLAND OR 97209
1133				CURRENT RESIDENT	1310 NW NAITO PKWY #904	PORTLAND OR 97209
1134				CURRENT RESIDENT	1310 NW NAITO PKWY #904A	PORTLAND OR 97209
1135				CURRENT RESIDENT	1310 NW NAITO PKWY #905	PORTLAND OR 97209
1136				CURRENT RESIDENT	1310 NW NAITO PKWY #906	PORTLAND OR 97209
1137				CURRENT RESIDENT	1310 NW NAITO PKWY #906A	PORTLAND OR 97209
1138				CURRENT RESIDENT	1310 NW NAITO PKWY #908A	PORTLAND OR 97209
1139				CURRENT RESIDENT	1364 NW NAITO PKWY	PORTLAND OR 97209
1140				CURRENT RESIDENT	1462 NW NAITO PKWY	PORTLAND OR 97209
1141				CURRENT RESIDENT	1466 NW NAITO PKWY	PORTLAND OR 97209
1142				CURRENT RESIDENT	1466 NW NAITO PKWY #100	PORTLAND OR 97209
1143				CURRENT RESIDENT	1466 NW NAITO PKWY #200	PORTLAND OR 97209
1144				CURRENT RESIDENT	1207 NW NAITO PKWY	PORTLAND OR 97209
1145				CURRENT RESIDENT	1207 NW NAITO PKWY #104	PORTLAND OR 97209
1146				CURRENT RESIDENT	1207 NW NAITO PKWY #154	PORTLAND OR 97209
1147				CURRENT RESIDENT	1250 NW 9TH AVE	PORTLAND OR 97209
1148	RETURN SERVICE REQUESTED		OWNER	PDC DBA PROSPER PORTLAND	222 NW 5TH AVE	PORTLAND OR 97209-3812
1149	RETURN SERVICE REQUESTED	APPLICANT	SERA ARCHITECTS	SCHULTZ KURT	600 SW 10TH AVE #500	PORTLAND OR 97205
1150	RETURN SERVICE REQUESTED	DEVELOPER	MLR VENTURES LLC	RALSTON TIM	931 SW KING AVE #A	PORTLAND OR 97205
1151	RETURN SERVICE REQUESTED		NEIGHBORS WEST/NORTHWEST	GARRETT DARLENE URBAN	434 NW 6TH AVE #202	PORTLAND OR 97209
1152	RETURN SERVICE REQUESTED		PEARL DISTRICT NA	DYSERT DAVID	434 NW 6TH AVE #202	PORTLAND OR 97210
1153	RETURN SERVICE REQUESTED		LAND USE CONTACT	PEARL DISTRICT BA	PO BOX 6767	PORTLAND OR 97228
1154	RETURN SERVICE REQUESTED			DOUG KLOTZ	1908 SE 35TH PLACE	PORTLAND OR 97214
1155	RETURN SERVICE REQUESTED		LAND USE CONTACT	TRANSIT DEVELOPMENT	1800 SW FIRST AVE #300	PORTLAND OR 97201
1156	RETURN SERVICE REQUESTED		PORTLAND METRO REGIONAL SOLUTIONS	C/O DLCD REGIONAL REPRESENTATIVE	1600 SW FOURTH AVE #109	PORTLAND OR 97201
1157	RETURN SERVICE REQUESTED		LAND USE CONTACT	STATE HISTORIC PRESERVATION OFFICE	725 SUMMER NE #C	SALEM OR 97301
1158	RETURN SERVICE REQUESTED		LAND USE CONTACT	AIA URBAN DESIGN COMMITTEE	422 NW 13TH AVE	PORTLAND OR 97209
1159				LAND USE CONTACT	PROSPER PORTLAND	129/PROSPER
1160					BRANDON SPENCER-HARTLE	B299/R7000
1161					DAWN KRANTZ	B299/R5000

Second Design Advice Request

CENTENNIAL MILLS

CASE FILE	EA 23-069476 DA #2		
WHEN	Thursday, November 16 @ 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 grace.jeffreys@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	This proposal is for a multi-block mixed-use development and greenway improvements at the Centennial Mills property in the Pearl Subdistrict of the Central City Plan District. It includes three 5-story buildings over underground parking with approximately 277 residential units, 4,100 square feet of retail, and 244 parking stalls. Ground floor uses include lobbies, retail units, amenities, services, and dwelling units, and will be raised with dock access at lobbies and retail units. The property is bounded by NW Naito and the Willamette River and will include the development of the pedestrian greenway trail and resource enhancement/mitigation measures at the riverbank.		
REVIEW APPROVAL CRITERIA	<ul style="list-style-type: none">▪ Central City Fundamental Design Guidelines▪ River District Design Guidelines		
SITE ADDRESS	1362 NW Naito PKWY		
ZONING/ DESIGNATION	<ul style="list-style-type: none">▪ <u>Zoning</u>: Central Employment (EX) with overlays: Design (d), River Environmental (e), River General (g*), Scenic Resource (s).▪ <u>Additional designations</u>: river, floodplain, public trail, scenic corridors [Viewpoint CC-NW07], river resource site [WR15 – River District]		
APPLICANT(S)	Kurt Schultz, SERA Architects	OWNER(S)	PDC DBA Prosper Portland
QUESTIONS? BDS CONTACT	Grace Jeffreys, City Planner (503) 865-6521 / Grace.Jeffreys@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 | 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



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.

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

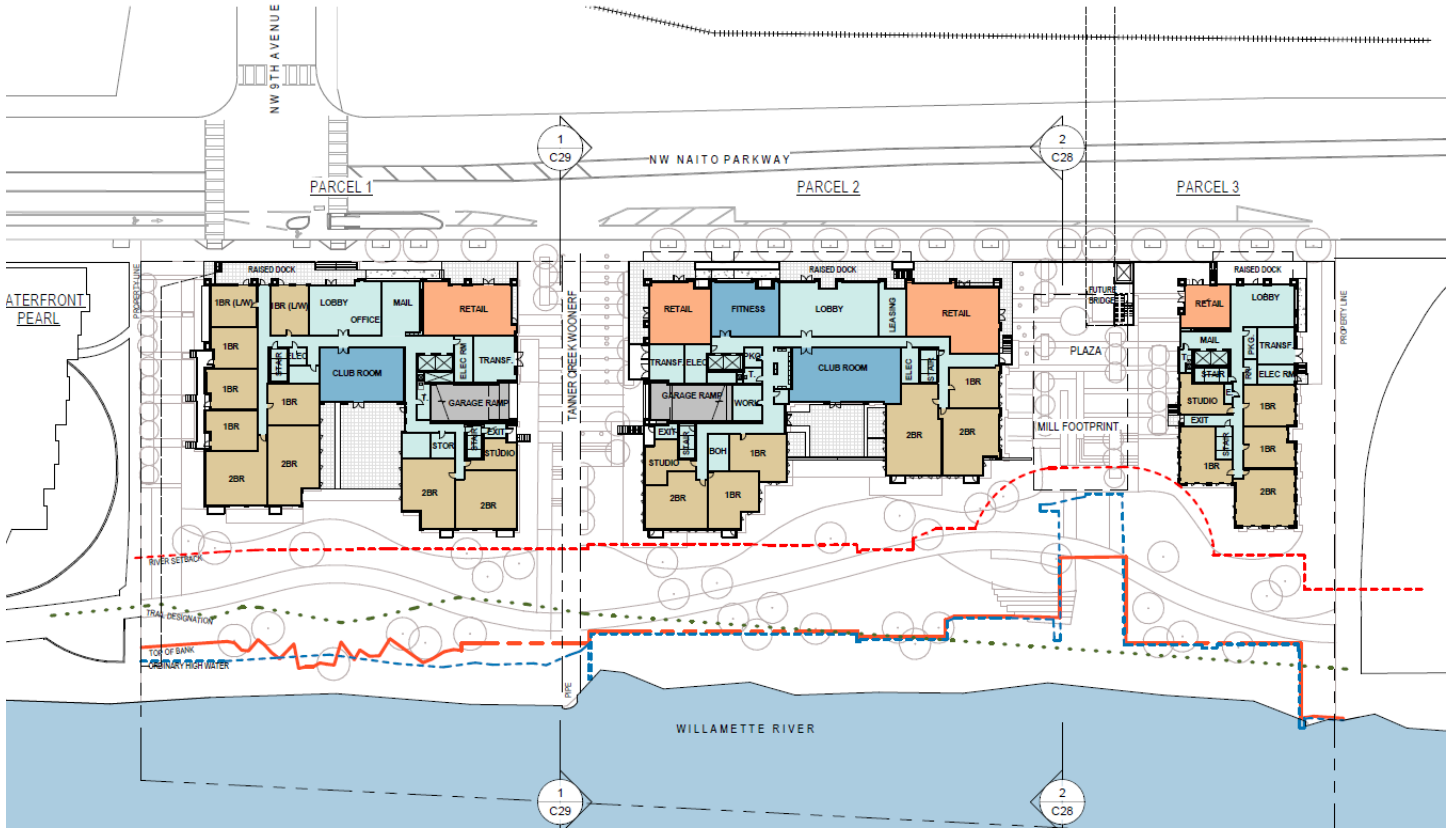
- Off-Street Parking Requirements
- Upcoming Legislative Projects on Zoning
- Zoning Allowances

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.
 - Please manage your time when testifying. As a courtesy to other testifiers and our volunteer Commissions, please do not attempt to exceed the allotted amount of time.
3. We will enable screen sharing of presentations only for Design and Landmarks Commission members, project teams, and staff participating in the Webinar.
4. Testifiers who engage in inappropriate behavior or language will be promptly removed from the hearing.

Follow-up:

1. The Webinar will be recorded and uploaded to the City of Portland Auditors website, under the Case File Number, here: <https://efiles.portlandoregon.gov/Search>.

If you do not have access to the internet from a home computer or mobile phone, we can provide accommodations for you to view a live video display of the hearing from 1900 SW 4th Avenue in downtown Portland. This option for participation requires you to travel to a City building where we will provide a computer for viewing the hearing. City staff will not be present at this viewing location. If you require such accommodation, please contact the BDS Hearings Clerk at 503-865-6525 before 8 AM on the day of the hearing.

Date: October 17, 2023

To: KURT SCHULTZ, SERA ARCHITECTS

From: Grace Jeffreys, Land Use Services, Grace.Jeffreys@portlandoregon.gov

RE: Design Advice Request posting for EA 23-069476 DA #2 - Centennial Mills

Dear Kurt:

The second meeting with the Design Commission is scheduled for **November 16, 2023**. I 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 November 16, 2023, **you must post the notice by October 27, 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 November 2, 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

KURT SCHULTZ, SERA ARCHITECTS
600 SW 10TH AVE., STE 500 PORTLAND, OR 97205

DATE: _____

TO: Grace Jeffreys,
grace.jeffreys@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 23-069476 DA #2 – Centennial Mills

This certifies that I have posted notice on my site. I understand that the second meeting with the Design Commission is scheduled for **November 16, 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 within 10 feet of the street frontage line 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 November 2, 2023, 2023, 14 days before the scheduled meeting. I also understand that if I do not post the notices by October 27, 2023, or return this form by November 2, 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.

Signature

Print Name

Address

City/State/Zip Code

Second Design Advice Request

CENTENNIAL MILLS

CASE FILE	EA 23-069476 DA #2		
WHEN	Thursday, November 16 @ 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 grace.jeffreys@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	This proposal is for a multi-block mixed-use development and greenway improvements at the Centennial Mills property in the Pearl Subdistrict of the Central City Plan District. It includes three 5-story buildings over underground parking with approximately 277 residential units, 4,100 square feet of retail, and 244 parking stalls. Ground floor uses include lobbies, retail units, amenities, services, and dwelling units, and will be raised with dock access at lobbies and retail units. The property is bounded by NW Naito and the Willamette River and will include the development of the pedestrian greenway trail and resource enhancement/mitigation measures at the riverbank.		
REVIEW APPROVAL CRITERIA	<ul style="list-style-type: none"> ▪ Central City Fundamental Design Guidelines ▪ River District Design Guidelines 		
SITE ADDRESS	1362 NW Naito PKWY		
ZONING/ DESIGNATION	<ul style="list-style-type: none"> ▪ <u>Zoning</u>: Central Employment (EX) with overlays: Design (d), River Environmental (e), River General (g*), Scenic Resource (s). ▪ <u>Additional designations</u>: river, floodplain, public trail, scenic corridors [Viewpoint CC-NW07], river resource site [WR15 – River District] 		
APPLICANT(S)	Kurt Schultz, SERA Architects	OWNER(S)	Tim Ralston, MLR Ventures LLC
QUESTIONS? BDS CONTACT	Grace Jeffreys, City Planner (503) 865-6521 / Grace.Jeffreys@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 | 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

GENERAL INFORMATION ABOUT THE DESIGN ADVICE REQUEST PROCESS

Purpose of a Design Advice Request

Design Advice Requests are not intended to substitute for other Code-required land use or legislative procedures. Purposes served by Design Advice Requests might include the following:

- Early feedback on atypical building types or configurations unable to draw on other prior project approvals to assess approval potential.
- Projects which, for various reasons, anticipate including elements that do not appear to conform to design guidelines, and which may require a waiver of one or more design guidelines.
- Unique urban design schemes for which interest or support is sought prior to approaching other agencies.

Process

The Portland Zoning Code affords the opportunity for parties interested in bringing matters before the Design Commission outside of other prescribed regulatory or legislative processes. The relevant Code chapter reads as follows:

33.730.050 F. Other pre-application advice.

An applicant may request advice from the Design Commission or Historical Landmarks Commission prior to submitting a land use request that would be heard by these commissions. These requests are known as "Design Advice Requests". These requests do not substitute for a required pre-application conference with the BDS staff and other City urban service or technical representatives.

The general order of appearance for those attending the meeting is as follows: Bureau of Development Services introduction, applicant presentation, clarifying questions about the proposal by the Commission, public comment, informal discussion about the proposal between the Commission and the applicants, and Design Commission final comment. There will be no final decision about this proposal during this Design Advice Request process. At the request of the Commission, a submittal for a Design Advice Request may be continued to a future date for further discussion.

Opportunity for Public Comment

The neighborhood association may take a position on the proposed development and may have scheduled an open meeting prior to providing comment to the Design Commission. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting. The public meeting with the Design Commission will provide an opportunity for parties to submit oral and written comment on this matter.

Design Advice Request Results

Design Advice Requests will provide informal, advisory response only. Responses received at the meeting may inform City staff when processing future land use reviews, but will not be considered a formal directive from the Commission. The Commission may offer future procedural or design direction, and may also offer a preliminary assessment against approval criteria that would apply were the proposal to be reviewed formally through the land use review process. Comment provided at the meeting will be documented by City staff, and will be available for further and future reference.

KURT SCHULTZ, SERA ARCHITECTS
600 SW 10TH AVE., STE 500 PORTLAND, OR 97205

DATE: 10/19/23

TO: Grace Jeffreys,
grace.jeffreys@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 23-069476 DA #2 - Centennial Mills

This certifies that I have posted notice on my site. I understand that the second meeting with the Design Commission is scheduled for **November 16, 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 10/19/23 (date). These were placed within 10 feet of the street frontage line 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 November 2, 2023, 2023, 14 days before the scheduled meeting. I also understand that if I do not post the notices by October 27, 2023, or return this form by November 2, 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.


Signature

KURT SCHULTZ
Print Name

600 SW 10TH AVE, SUITE 500
Address

PORTLAND, OR 97205
City/State/Zip Code



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

Design Advice Request Response

Date: September 7, 2023

To: Kurt Schultz, SERA Architecture
503-866-1981, kurts@serapdx.com

From: Tammy Boren-King, PBOT Development Review
503-823-2948, Tammy.Boren-King@portlandoregon.gov

Case File: EA 23-069476

Location: 1362 NW NAITO PKWY

R#: R141440

Proposal: DZ HEARING - This proposal is for a multi-block mixed-use development and greenway improvements at the Centennial Mills property in the Pearl Subdistrict of the Central City Plan District. It includes three 5-story buildings over underground parking with approximately 277 residential units, 4,100 square feet of retail, and 244 parking stalls. Ground floor uses include lobbies, retail units, amenities, services, and dwelling units, and will be raised with dock access at lobbies and retail units. The property is bounded by NW Naito and the Willamette River and will include the development of the pedestrian greenway trail and resource enhancement/mitigation measures at the riverbank.

Portland Bureau of Transportation/Development Review (PBOT) staff has reviewed the submitted 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 design review or are submittal requirements that will require time to prepare prior to submittal of the application. For a full response including frontage improvement requirements, please see pre-application conference notes 22-208541-EA.

- Vehicular access is not allowed by right to NW Naito Pkwy per 33.510.263. An adjustment or modification is required. Due to the volumes of users of all modes and close proximity to a signal, a Transportation Impact Study (TIS) is needed to support the adjustment or modification request. The applicant’s traffic engineer submitted a draft scope for the TIS to PBOT’s traffic engineering section on 8/22/2023. A PBOT traffic engineer has not yet approved the scope, though it is in the queue for review. Additional information will be communicated directly from PBOT’s traffic engineering section to the applicant’s traffic engineer regarding the scope. The completed TIS will need to be submitted with the land use request.

- Thank you for showing two Type B loading spaces in each building on the plan set dated 8.24.2023. No building sections were submitted. Please note the overhead clearance requirement is 10-feet per 33.266.310.D.2.
- Based on the submitted plans, it does not appear there are any proposed right-of-way encroachments. No elevation drawings were submitted at the time of this writing. The floor plans show the ground floor door swings being accommodated on site. The basement is not proposed to encroach past the property line. The upper story plans do not show balconies or window projections.
- The ground floor plans for buildings 1 and 3 show transformer rooms. Thank you for providing for the power needs of the building on site.

From: [Rick Dyer](#)
To: [Jeffreys, Grace](#)
Subject: Re: EA 23-069476 DA
Date: Tuesday, September 5, 2023 4:02:16 PM

Thanks Jeremy, my wife and I just wanted to go on record as supporting this proposal as being very considerate of the neighbors by keeping heights to a reasonable five stories and providing ample green space and view corridors, even though we realize that some of these topics are not part of your scope. Still we appreciate Prosper Portland's approach.

Thanks for the opportunity.

Rick & Rachel Dyer
Residents at the Vista Pearl

Sent from my iPhone

> On Sep 5, 2023, at 11:52 AM, Jeffreys, Grace <Grace.Jeffreys@portlandoregon.gov> wrote:
>
> Hello Rick,
>
> You can email me your testimony. If you send it to me by Friday, I will share it with the Commission before the virtual meeting, which is to be held on September 21, 2023.
> You can also attend the meeting and provide oral testimony there too if you wish. Below is a link to attend:
>
> <https://www.portland.gov/bds/design-commission/events/2023/9/21/9-21-23-design-commission-hearing-agenda>
>
> Grace
>
> Grace Jeffreys | City Planner - Urban Design
> grace.jeffreys@portlandoregon.gov | (503) 865-6521
>
> -----Original Message-----
> From: Rick Dyer <rdyer5169@yahoo.com>
> Sent: Friday, September 1, 2023 2:09 PM
> To: Jeffreys, Grace <Grace.Jeffreys@portlandoregon.gov>
> Subject: EA 23-069476 DA
>
>
> Hi Jeff, if I want to provide written testimony would I do that via an email to you?
>
> Rick Dyer
>
> Sent from my iPad

From: [Lois Foster](#)
To: [Jeffreys, Grace](#)
Subject: Centennial Mills
Date: Wednesday, September 6, 2023 4:04:50 PM

Dear Grace Jeffreys,

I know it is pointless, but non the less I want to register my deep disappointment in the continuation of massive condos along our waterfront from the Sutton south to 9th avenue. What a pity that our city is falling for greed and development of what should be the peoples riverfront. I'm disgusted, sad and mourn the loss of what used to be an interesting city.
Lois Foster

From: [Jane H Pedrick](#)
To: [Jeffreys, Grace](#)
Subject: Centennial Mills Development
Date: Thursday, September 14, 2023 11:55:02 AM

Hello Grace,

In advance of the Centennial Mills presentation on 9/21, I pose the following question I'd like answered during the web presentation:

I see on the arial view of the site shown online and posted at the site a green arrow indicating public access from the proposed development, across Naito and the railroad tracks to The Fields Park. **Is this under serious consideration for the project?**

A crossing would be a HUGE benefits to all local residents and businesses along NW Naito because when trains are long, or stalled, there's no way across on foot. Note that the current crossing to Union Station has become a trash filled hang out and toilet for drug users. No one wants cross it when walking alone if at all. A new crossing would go a long way to gaining favorable opinions for the development.

Regards,

Jane Pedrick
1260 NW Naito Pkwy

From: [Antonio Diaz](#)
To: [Jeffreys, Grace](#)
Subject: Centennial Mills Comments
Date: Friday, September 15, 2023 8:46:48 AM

Grace,

I would like to comment on the case file EA 23-069476 DA, Centennials Mills. I would like to express my concern over parking. Adequate parking should be required with this new construction, not forcing more street parking, especially if this is going to include residential units. I don't like cities letting developers get away with not providing enough parking. Public transit is proving to be unsafe (bus drivers and max riders getting stabbed) and unsanitary (Meth on the surfaces) in Portland. I live on Naito parkway and I don't want to see the street clogged up with parked cars, or a forced transition to paid street parking. Also the online meeting on 9/21 at 130p is inconvenient, those are working hours for a lot of people. Maybe it's done on purpose to silence the public....

Thank you,

Antonio Diaz

From: [Kate Ludwig](#)
To: [Jeffreys, Grace](#)
Subject: Centennial Mills /Sept. 21
Date: Tuesday, September 19, 2023 2:01:05 PM

I would first like to share a concern which of course is too late to do anything about and I am sure was already considered. The second is a suggestion.

The concern is of course the river. The city invites people to move to Portland and then cuts off access to the one thing that attracted so many of us to move downtown. The fact that the last few city properties in the Pearl, are not open spaces/parks for all the residents/tourists to enjoy but boring structures that block the river view is truly, a tragedy. Yes we are thankful that we don't have to look at a 21 story building (or is that planned and just not shared with us yet). Vancouver has attempted to connect its waterfront to its citizens and visitors although it could have done more. Seattle's open space facing the water at Pike's Street Market allows people the opportunity to enjoy a bite and watch the world go by. With the five story buildings you have outlined blocking the river view, few will have the joy of watching the barges and tugboats maneuver around the Willamette, or the Christmas ships motoring by or the Rose Festival Fleet making their way to the waterfront. I think the goal was to create a sense of community with the Pearl development but this project displays poor planning on the city's part. I do understand there is a history with these properties and also read that "greenway improvements" are planned. We'll see.

My suggestion for these properties is, and that includes all future construction, to purchase Fido Stations and put them around each property. A group of volunteers fill Fido Stations (purchased by PDNA) around Fields Park. To give you an idea of how much these Stations are used, 1200 bags are placed in three Fido Stations around the park each week and yes PDNA is out requesting funds to purchase dog waste bags. Only one building, Block 17, has their own Fido Stations and they keep the stations stocked with bags and serviced. Please require that the new owners provide this "service" to their occupants.

Thank you,

Kate Ludwig
Vista Pearl resident

2257 NW RALEIGH ST.
PORTLAND, OR 97210



503.823.4288
WWW.PEARLDISTRICT.ORG

September 19, 2023

Attn: Grace Jefferys, City Planner; Portland Design Commission; Kurt Schultz, SERA Architects. Sarah Harpole, Prosper Portland

RE: EA 23-069476 DA

The Pearl District Neighborhood Association Planning and Transportation Committee reviewed the DAR submission of SERA Architects' proposal for Centennial Mills on September 19th, only two days prior to the DAR. Given this timeframe, please accept the late submission and a less polished letter than we would have preferred to submit. Despite the last minute nature of this situation, we would like to extend our appreciation to Kurt Schultz and the SERA team for their robust presentation and respectful dialogue with the Committee. This is no exception over the years on countless projects SERA has presented to us. We understand SERA was given a program bound by financial and site specific constraints and most of our critique will be about the program and not the design team's response to that program.

Where to start... Centennial Mills has been an extended series of thwarted plans, willful neglect, failed visions leading to one heartache after the next. A site literally whittled away to bare land and the irony of such a fate surely haunts those who knew the site was originally destined to be just that: open space. The ambitious aims to reclaim the historic mill, repurpose it into something vital and new and create a regional site of significance rather than a mere park now seem naive. Naive both in assuming the city and its redevelopment agency would have acumen, talent and commitment to fulfill the vision and that Portland would have within its patrons, a partner who would step up to the charge. And let's not leave out the resentments of those on the Eastern flanks of the river and the virtue signaling in the name of "equity" that is now pitting the central city against the outer neighborhoods. This has to stop if we are to heal our core. Downtown and the riverfront are for ALL of Portland. Portland's rebirth and success has been due to the sustained focus on the health of our core. Now more than ever we must invest in the heart of our city and region.

Centennial Mills has for decades in official City Council adopted plans been designated as a special site requiring special treatment. But now soon the frames will all be down on what was Centennial Mills and all we have left is a Framework Plan. Again adopted by City Council apparently to simply be put on a shelf with an occasional nod. Today we are presented with a wood-framed 5-story set of apartment buildings that could be anywhere. In fact, many are just a handful of blocks to the West in Slabtown designed by the firm before you at this DAR and operated, managed and curated by one firm like a mall. Read the plans. The many plans, all developed by people of integrity and talent and officially adopted by the City of Portland. ***This cannot be just another pro forma project with plagues.***

2257 NW RALEIGH ST.
PORTLAND, OR 97210



503.823.4288
WWW.PEARLDISTRICT.ORG

Thanks for listening to our story. Now to the matter at hand. Given this is a DAR we will provide a focused list of priorities and responses to the proposal:

The heft of our response can be distilled into these concepts:

Feasible Bridge Landing
Access to and Views of the River
Capturing History
Respectful Architecture

Feasible Bridge Landing

Ah the bridge that's always been in the plans. Except nobody bothered to put a mechanism in place to make sure it could get built. Will Jordan Schnitzer raise the money for Maya Lin to design and build the bridge he teased? Hoyt Street Properties didn't own land on the river and so there were never any mechanisms to fund the bridge that was a key part of the open space plan of the RIVER District they helped build out. Perhaps we should be called the Burlington Northern District. We have great views and contact with the tracks. We must ensure there is adequate and feasible landing space for a real bridge when the time comes that the city and community acquire the chutzpah to get it built. As Vera Katz said about the last piece of the Eastside Esplanade: "just build the damn thing". We're a city of bridges. Why can't we do this? Will Tim Ralston and Co. pledge to join an LID to make this happen?

Access and Views of the River

Going back to the Central City Plan in the early 90s this site was planned for water access. The awkward remnants of the seawall on the northern half of the top of bank cry out for a dock treatment that could provide water access without comprising the environmental needs of the river. Many times of the year the river below this portion will be a patch of mudd. Take this opportunity and build a dock with river access. If we can't preserve or build architecture worthy of this significant site, provide the city with access to the river.

The Centennial Mills Framework Plan identifies the intersection of 9th and Naito as a key gateway deserving of some treatment that establishes a connection to the river and site. The current proposal

suggests an apartment building lobby entrance meets this goal. We do not believe this addresses this goal adequately. We understand the building footprint constraints but ask that a creative approach find

2257 NW RALEIGH ST.
PORTLAND, OR 97210



503.823.4288
WWW.PEARLDISTRICT.ORG

a solution. This is even more critical given we may never get the always dreamed of but never funded pedestrian bridge from Fields Park to the site.

Capturing History

If the Flour Mill or some part of it as a remnant cannot be preserved then we must preserve the water tower. It is an iconic emblem of the Pearl—it's on our street signs! The view of the water tower from Fields Park is a key vantage that should be maintained. Surely we can find a way to integrate this key icon into the new development. And it will be an icon for the development, providing a brand and an iconic marker for the site. A nod or reference to it near the ground of the proposed plaza is not adequate. ***This cannot be just another pro forma project with plagues.***

Respectful Architecture

This can't just be a trio of brick, punched opening nods to the "historic" The massing and the detailing need to evoke the site's DNA. It's maritime, nautical, industrial and mechanical. These should be the inspirations for the architecture. We don't see that in the current renderings. But the waterfront facade of parcel 1 does point to a vocabulary that could be more responsive. Ironically it's in the building that is deemed to be more contemporary. The large gridded openings with thin mullions evoke the industrial yet elegant expression of the Feed Mill that has since been demolished. This is a vocabulary that should be explored and expanded. The three buildings need to be more distinct and varying the height and massing would help break it up.

The Committee believes too much density is being left on the table. We understand the 5 story limit on wood frames but this site deserves much more. And we need more housing. Massing a taller building with a smaller footprint would leave more room for a more generous plaza which would better address the objectives of Framework Plan. The developer through shrewd negotiating and a bit of luck was able to purchase the site for a very small amount. We understand this is a challenging site, but there should be room in the budget to do more and honor the site and live up to the legacy of planning efforts.

Respectfully,

David Dysert
Vice President
Planning & Transportation Committee Chair
Pearl District Neighborhood Association

From: [Michael Rice](#)
To: [Jeffreys, Grace](#)
Subject: Centennial Mills proposal
Date: Thursday, September 21, 2023 8:47:00 PM

Ms. Jeffreys:

I would like to offer comments on the Centennial Mills proposal. I could not attend today's Design Advice meeting. I did view the Pearl District Neighborhood Association Planning and Transportation Committee meeting on September 19, 2023, with the detailed presentation of the proposal.

The project overall is appropriate given the many environmental and planning requirements on this key riverfront site.

Certain aspects should be refined as the design proceeds:

- The Greenway should include access to the river, such as kayak launching.
- The design of the public corridors between Naito Parkway and the river must balance pedestrian, recreational and, with the 'woonerf', vehicle movement.
- As presented, the architectural theme of the three buildings would vary, with a contemporary design of the first phase, and a more industrial character of the two northerly buildings. Cladding materials and colors would vary as well. The third building is illustrated with dark-gray/black facade colors. I strongly urge an alternative palette. There are too many recent structures in Portland with this color pattern. Such materials visually flatten the massing and details, and are a poor choice for climate resiliency.

Thank you.

Michael Rice
1255 NW 9th Avenue
1301
Portland 97209

From: [Steve Pinger](#)
To: [Jeffreys, Grace](#)
Subject: RE: NOTICE: PDNA Planning and Transportation Committee 9/19 Meeting Agenda PDNA P&T
Date: Friday, September 22, 2023 10:41:39 AM
Attachments: [image002.png](#)
[image004.png](#)
[image005.png](#)

hi Grace; and thank you, but I will send something in when I have a moment to be more thorough. In the meantime, is the recording of yesterday's session posted? I was unable to stay for the DC's comments. And please send me your summary memo when it is available.

In brief, I am dismayed by the devolution and utter collapse of this project, and Prosper Portland's thorough mismanagement of the parcel for the last fifteen years. I understand that none of this is the purview of the DC and the current project, but I find the suggestion of some sort of integration of 'historical artifacts' from the buildings that were allowed to deteriorate under PP's watch, into a museum of the buildings that were allowed to be torn down, insulting to all of the efforts that were put into imagining, and attempting to realize, the possibilities of the site 20 years ago.

Fill in the inlet because PPR doesn't want to maintain a bridge, provide a 20'x20' 'landing' for a maybe bridge from The Fields, that was a fundamental part of its design, having to access parking through a public open space must make it a 'woonerf!', and build a replica water tower on the ground and call it art. All due respect to the design team, and the constraints on the site, but this is a new low in the retreat of public aspirations in the City, and Prosper Portland should be relieved of further opportunities to destroy once great ideas.







THE FIELDS NEIGHBORHOOD PARK **HYBRID CONCEPT**
OFFICE OF CHERYL BARTON

Steve

From: Jeffreys, Grace <Grace.Jeffreys@portlandoregon.gov>
Sent: Thursday, September 21, 2023 3:48 PM
To: Steve Pinger <steve@sspdev.com>
Subject: RE: NOTICE: PDNA Planning and Transportation Committee 9/19 Meeting Agenda PDNA P&T

Steve, I can add to the file today, send dover.

Grace Jeffreys (she/her)
 City Planner II – Urban Design
 Land Use Services Division, Design and Historic Resource Review Team

From: Steve Pinger <steve@sspdev.com>
Sent: Thursday, September 21, 2023 3:05 PM
To: Jeffreys, Grace <Grace.Jeffreys@portlandoregon.gov>
Subject: RE: NOTICE: PDNA Planning and Transportation Committee 9/19 Meeting Agenda PDNA P&T

hi Grace; is it still possible to submit comments on the Centennial Mills DAR?

Steve
 Steve Pinger | ssp consulting llc | 503 807 3601

On Fri, Sep 15, 2023 at 3:42 PM David Dysert <david.dysert@gmail.com> wrote:
 Hello P&T Committee I hope you are enjoying this nice September weather. We are back in session Tuesday with a full agenda.
 We will begin with a quick introduction to the opportunity we may explore to improve West Burnside during the 3-4

year Burnside Bridge rebuilding project that will significantly alter the traffic conditions on this critical street and connection and barrier to Downtown.

Our main agenda item is a presentation from SERA Architects of their Design Advice Request submission to the Design Commission for a proposed development of Centennial Mills. We will want to authorize feedback to submit to the Design Commission at the DAR on 9/21. The presentation is attached to this email so please review in detail prior to the meeting.

As always Committee Members please let me know if you are not able to attend as soon as possible.

You are invited to a Zoom meeting.

When: Sep 19, 2023 06:00 PM Pacific Time (US and Canada)

Register in advance for this meeting:

[https://zoom.us/meeting/register/tJludu2rpz0iEtDcFPo4ZquwwWTypGTU9u1G](https://zoom.us/join/zoom/register/tJludu2rpz0iEtDcFPo4ZquwwWTypGTU9u1G)

After registering, you will receive a confirmation email containing information about joining the meeting.

Agenda

6:00 Introductions & Approve Minutes from 8/1/2023 Meeting
6:05 West Burnside Street Opportunities During Bridge Construction
6:15 Centennial Mills DAR Presentation - SERA Architects
7:20 Neighborhood updates
7:30 Adjourn
Next meeting is: Oct 17 - Agenda TBD. No Meeting October 3rd

Recent Notices:

- [EA 23-069476 DA](#) - Design Advice Request for Centennial Mills (Sep 21)
- [LU 23-064254 HR](#) - SIGNAGE - Approval of sign additions 1225 NW Everett Joybird Furniture Store (Aug 28)
- [LU 23-078365 HR](#) – NON-ILLUMINATED HANGING BLADE SIGN & WALL SIGN - Proposed signage for 423 NW 13th Broadhead Marketing Agency (Sep 12)

David Dysert *he/him*
Vice President / Planning & Transportation Chair
Pearl District Neighborhood Assoc.
PearlDistrict.org

[PDNA_Agenda_230919.docx.pdf](#)

[PDNA P&T minutes 230801.pdf](#)

[EA 23-069476 CENTENNIAL MILLS DAR FINAL small \(...\)](#)

<PDNALogoCircle copy.png>

From: [Kyle Spencer](#)
To: [Jeffreys, Grace](#)
Subject: Completion date?
Date: Friday, October 27, 2023 5:53:35 AM

We purchased a condo in The Pearl that overlooks the mess known as Centennial Mills 11 years ago. We watched as the local hillbillies blocked progress by insisting on keeping an old flour mill full of asbestos and lead based paint. "It's historic"

We watched the completely inept city of Portland reject wonderful offers of a sculpture park and other developers leave the site numerous times, probably because they didn't use the right pronouns for Proper Portland.

PLEASE BUILD, BUILD, BUILD THIS PROPOSAL. IT SOUNDS WONDERFUL, DO IT! The entire waterfront is being developed and the one eyesore is land that the city hasn't been able to sell for over 20 years.

Portland, the city that doesn't work at all. Please change the shithole that we look out at every day to something beautiful, but please no more HUD or Section 8 housing.

When would you break ground?

From: [Janet Cubar](#)
To: [Jeffreys, Grace](#)
Subject: EA 23-069476 DA #2 Cent Mills Email List & Comments
Date: Tuesday, October 31, 2023 6:34:56 AM

Hi, I received two mailings at my new residence (see street address below) in Maryland and I need to be removed from all of your mailing lists. I moved out of Oregon in July 2022 and my condo at The Pinnacle (NW 9th & Overton) finally sold this past July 2023. I am off of most city mailing lists, etc., but a few like yours remain. I lived in the Pearl for 7 years from 2015-2022. I was active in the Pearl District Neighborhood Association and picked up litter in the Pearl from the river to NW 16th with neighbors several times a week--I'm very familiar with the entire area and used to love walking on the Greenway up the river. I'm glad to see that this area will be developed (and not be a high rise) and that the Greenway will be totally connected northward from the Waterfront Pearl.

I just visited Portland in early October and was dismayed to see so much more graffiti on the Centennial Mills water tower. I hope that as a part of your project, more security measures can be put in place to prevent future graffiti and (even get rid of what's currently there!!) The contractor for the recently completed apartment building on Naito adjacent to the mill site did a decent job of routinely painting over graffiti on the former event warehouse they used as their office/staging area. This needs to continue.

Another aspect of the development of this site that needs to be addressed is preventing and eliminating homeless campers from accessing the site from the river. There were several large waterfront fires in this area while I lived nearby. There is some way that campers can get into/under the buildings in this area and there might be sewer tunnels, etc that have been compromised. Residents of the Waterfront Pearl condo are very familiar with the past fires and what goes on there.

It's too bad that the new development will block some views of the river from other residences in the area, but it will be nice to walk the full greenway when the project is complete. Here's the view from my former condo. It was fun to watch the tugs turn the bulk carrier ships in that section of the Willamette River.

Good luck with your project. I don't need updates. Below is the address that should be removed from your lists (also this email address.)

Thank you,
Janet Cubar
5801 Nicholson Ln #1404
Rockville, MD 20852-5726

From: [Kate Ludwig](#)
To: [Jeffreys, Grace](#)
Subject: Re: Centennial Mills
Date: Thursday, November 2, 2023 2:55:31 PM

Hi there. Back again. I have had numerous conversations with neighbors in the Vista and other buildings regarding the planned walkway along the river. Has there been any discussions about providing a place for kayak access? We have the grassy area by the Kimpton RiverPlace Hotel (previously Alexis Hotel) where people have access to the Willamette River (kayaks and the dabbling of toes) but I don't remember seeing any place close to Fields Park/Centennial Mills area for something like this. This is our last chance to give the public something more than cement to stand on as they view the Willamette. Please try and impress on the folks planning the walkway to do something exciting, daring, fun and inviting.

Thanks

From: Jeffreys, Grace <Grace.Jeffreys@portlandoregon.gov>
Sent: Tuesday, September 19, 2023 5:49 PM
To: Kate Ludwig
Subject: RE: Centennial Mills /Sept. 21

Hello Kate,

Thank you for taking the time to provide comment for this upcoming design advise meeting! I will share your email with the applicant, the design commission and add to the case file.

Grace

Grace Jeffreys, BArch, ARB UK, LEED AP BD+C (she/her)
City Planner II - Urban Design
Land Use Services Division, Design and Historic Resource Review Team

-----Original Message-----

From: Kate Ludwig <kate.ludwig@hotmail.com>
Sent: Tuesday, September 19, 2023 2:01 PM
To: Jeffreys, Grace <Grace.Jeffreys@portlandoregon.gov>
Subject: Centennial Mills /Sept. 21

I would first like to share a concern which of course is too late to do anything about and I am sure was already considered. The second is a suggestion.

The concern is of course the river. The city invites people to move to Portland and then cuts off access to the one thing that attracted so many of us to move downtown. The fact that the last few city properties in the Pearl, are not open spaces/parks for all the residents/tourists to enjoy but boring structures that block the river view is truly, a tragedy. Yes we are thankful that we don't have to look at a 21 story building (or is that planned and just not shared with us yet). Vancouver has attempted to connect its waterfront to its citizens and visitors although it could have done more. Seattle's open space facing the water at Pike's Street Market allows people the opportunity to enjoy a bite and watch the world go by. With the five story buildings you have outlined blocking the river view, few will have the joy of watching the barges and tugboats maneuver around the Willamette, or the Christmas ships motoring by or the Rose Festival Fleet making their way to the waterfront. I think the goal was to create a sense of community with the Pearl development but this project displays poor planning on the city's part. I do understand there is a history with these properties and also read that "greenway improvements" are planned. We'll see.

My suggestion for these properties is, and that includes all future construction, to purchase Fido Stations and put them around each property. A group of volunteers fill Fido Stations (purchased by PDNA) around Fields Park. To give you an idea of how much these Stations are used, 1200 bags are placed in three Fido Stations around the park each week and yes PDNA is out requesting funds to purchase dog waste bags. Only one building, Block 17, has their own Fido Stations and they keep the stations stocked with bags and serviced. Please require that the new

owners provide this "service" to their occupants.

Thank you,

Kate Ludwig
Vista Pearl resident

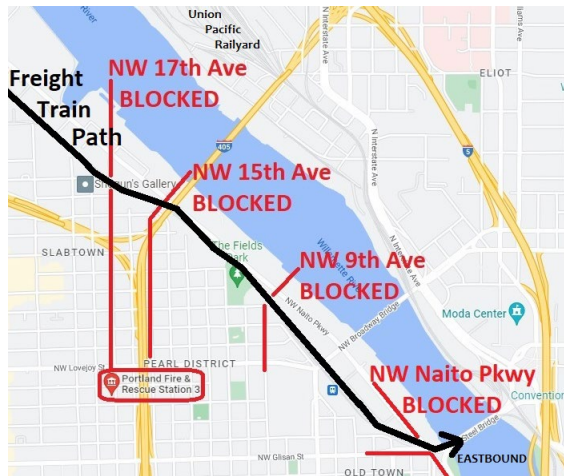
From: [NW Neighbors](#)
To: [Jeffrey Gasker](#), [Heron Tim](#)
Subject: pedestrian bridge - Centennial Mills project (1362 NW Naito Pkwy)
Date: Friday, November 10, 2023 12:25:07 PM

QUESTION:

Is a pedestrian bridge going to be part of the Centennial Mills project (1362 NW Naito Pkwy)?

ISSUE:

For years & years & years now... freight trains continue to block all city street crossings in Portland's NW Neighborhood including NW 17th Ave, NW 15th Ave, NW 9th Ave, and NW Naito Pkwy. This occurs daily, every single day, every week, every month, for years (5+) now. Pedestrians have no way to cross the waterfront properties to the inner city. They just have to simply wait in the rain, snow, or in the sun on a hot summer day for hours.



- Sure, you could take the NW 26th Dr overpass highway to cross over the freight train parked on the railroad tracks that blocks all of the NW Neighborhood city streets, but that's if you have a car.
- And of course you could take the much closer Broadway Bridge to cross over the freight train parked on the railroad tracks that blocks all of the NW Neighborhood city streets, but that's if you can walk all the way down to the bridge, then up the 100+ ft stairs, then all the way down and back around just to the other side of the railroad tracks where the freight train is parked. What if you're disabled? What if you can't walk that far? What if you can't hike 100+ ft of stairs? What if hot, 100+ degrees? What if it's raining or snowing? It sure does make it difficult to cross the street when a freight train is parked on the railroad tracks for 1-2 hours every day, especially if you're not an athlete or try to cross on a nice, warm sunny day...This issue has been addressed to the City, PBOT, BNSF, and the FRA multiple times for years now.

BACKGROUND:

The City & PBOT both said that there are no plans or funding for a pedestrian bridge or area upgrades (for years now). The City, PBOT, BNSF, and the FRA all state that no one has control over the railroads (no change in over 100 years here).

FINALLY:

So again, is a pedestrian bridge going to be part of the Centennial Mills project (1362 NW Naito Pkwy)? Please let us know ASAP.







- Neighbors Working Together -
Sent with [Proton Mail](#) secure email.



November 16, 2023

Attn: Grace Jefferys, City Planner; Portland Design Commission; Kurt Schultz, SERA Architects. Sarah Harpole, Prosper Portland

RE: EA 23-069476 DA

The Pearl District Neighborhood Association Planning and Transportation Committee reviewed the updated DAR submission of SERA Architects' proposal for Centennial Mills at our last two meetings. This letter is a follow up to our original letter provided for the initial DAR. We again extend our appreciation to Kurt Schultz and the SERA team for their continued dialogue with the Committee.

The Committee was largely supportive of the updates SERA presented. Mostly these are positive moves in the right direction. We understand the program is a limited one of 3 multifamily buildings and we appreciate SERA's response to our comments and their attempt to create something more than just a row of ordinary budget buildings along a river path, but a thoughtful response to the years of city and community planning efforts for this special site.

Parcel 2 and 3

We strongly support the updates to Parcel 2 and 3. The reference to both the Flour and Feed Mill are welcome improvements. The articulation with heights, terraces, materials and rooflines are all successful moves in establishing more variation while referencing the collage of buildings that previously existed at the Mill. The window type and arrangement along the riverfront faces are successful nods to the industrial context of the site. We would encourage as much reveal as possible to provide more depth and solidity. We especially support the reduction of Parcel 3's footprint and nod to the roofline and proportion of the Feed Mill.

We would love to see if the Flour Mill volume could be taller to better emphasize its reference to the Flour Mill and enhance it as a focal point from both Naito AND the River. As we have stated previously we still support greater height and density at this site but understand the limitations of the program SERA is charged with executing.



There was some discussion of whether the water tower should be more of a literal representation or more abstract in form. We understand it is currently a placeholder but look forward to discussing the potential for an iconic crown to the site.

Parcel 1

The Committee strongly feels the Naito facade of Parcel 1 needs more refinement and integration with the other two buildings. We support the pulling back of Parcel 1 to allow a more robust treatment to the path to the river and the appointments of landscaping and terraced units along its edges. This is a big improvement.

We are particularly interested in the opportunity at the SW corner adjacent to the 9th Avenue gateway. In addition to honoring Portland's tradition of "celebrating the corner" we see an opportunity to create a legible wayfinding marker for the gateway to the river. This could be achieved both with massing and materials and even perhaps a ground floor cut out to create a portal to the path. Perhaps the ground floor could become an active space as a "landing" space for the connection across Naito. We were encouraged by SERA's response to these ideas.

Plazas / Landmarks / Bridge Landing

We also support the location of ground floor active uses on the plazas to create more successful public places. We do understand the current challenge of leasing traditional retail and encourage creative uses when traditional ones are not possible.

We support the larger plaza between parcel 2 and 3, allowing more room for a future and FEASIBLE pedestrian crossing while providing enough room to allow the public to gather and be at the river in multiple arrangements. Creating focal points with art and artifacts will be critical to creating a vibrant public space especially given the bridge landing is likely many years away.

The improvements to the Woonerf are supported as well.



Greenway / River Access

The Committee supports fill of inlet and repair of river edge to achieve river access for humans and better habitat for fish and wildlife. We strongly support having a functional path all the way down to the river to provide access for a variety of active uses for people with varying abilities. The DAR Summary indicated staff and the Commission suggested a treatment similar to the ramp in South Waterfront. Given it is unlikely a dock will be allowed at this site, it is critical to provide functional water access.

The Greenway as rendered is supported. We encourage the abundant use of benches and seats along the greenway to allow for conversation, contemplation and views.

Summary

The Committee is pleased with the revisions as rendered in the latest DAR submission. We support the direction the design is headed and hope we can make this an even more successful proposal with the suggestions mentioned in this letter. Thank you for your consideration.

Respectfully,

David Dysert
Vice President
Planning & Transportation Committee Chair
Pearl District Neighborhood Association

Testimony for the Centennial Mills Project EA 23-069476 DA

Glenn Traeger
Portland, Oregon 97209
g.traeger@att.net

11/16/2023

This site is a landmark property that has been planned to provide a link between the Willamette and the Pearl. This was accomplished by using an industrial building style for the apartments, providing a pedestrian bridge over Naito, and making the riverfront more lively, attractive, and accessible to the public.

City policy has long envisioned the Centennial Mills site as part of a significant riverfront open space and public attractor. Adopted plans since 1985 show the site as a public open space with some of the Centennial Mill's buildings intact. Any development needs to retain this historical context. After several iterations the architectural plans are moving in this direction.

There is an existing Pearl neighborhood boardwalk that needs to be completed that begins with a series of city parks starting at Jamison Square and ending at the Centennial Mill riverbank. The pedestrian bridge shown on the plan provides the final link for this boardwalk to the river.

This project needs a program that maximizes public use and connects the site to the river. Right now, there has been only minimal effort in providing usable river access for the public. Something like a dock for boats or watercraft would accomplish the maritime vision for the site.

After several productive meetings, we are approaching a point where this project achieves the goals of the 2001 Pearl Plan, North Pearl Plan, River District guidelines and other Pearl planning documents. The developer has done a good job so far but still has a way to go by addressing some architectural issues and providing for activation at the river.

This is a rare time when we have an opportunity to complete a vision that has been many years in the making. Please make this vision happen.

Portland is what we make it.

From: [Tina Bue](#)
To: [Jeffreys, Grace](#)
Subject: Fwd: FW: RE: Centennial Mills
Date: Thursday, November 16, 2023 3:21:20 PM

Hi Grace,

Please see Willie's email below. For some reason, his message to you kept bouncing back.

-Tina

----- Forwarded message -----

From: Willie <willie@humanaccessproject.com>
Date: Thu, Nov 16, 2023 at 3:19 PM
Subject: FW: RE: Centennial Mills
To: Tina Bue <designcommissionertinabue@gmail.com>

Hi Tina!

Can you please forward this to Grace - the email I have for her keeps getting bounced back.

See EPA email below.

Please look to have firmer commitments for all "toes in the river" access points and make sure they are very clear.

Please ask for use terracing at the rivers edge which allows for passive recreation and still provides for top of bank flooding protection. Riprap is a construction material that ultimately rolls into the river and degrades shallow water habitat.

Please emphasize that "best efforts for permitting" is not acceptable, what is proposed should be flushed out as to if they are build-able, if not they need to provide an equivalent alternative.

Please ask Grace to provide my contact information to Kurt, I would be very interested in meeting with them.

Willie
503.936.6920

-----Original Message-----

From: "Clark, Josie" <Clark.Josie@epa.gov>
Sent: Thursday, November 16, 2023 2:50pm
To: "Willie" <will@humanaccessproject.com>
Subject: RE: Centennial Mills

No, it wouldn't be a problem from a superfund perspective.

- Josie

From: Willie <will@humanaccessproject.com>
Sent: Thursday, November 16, 2023 2:49 PM
To: Clark, Josie <Clark.Josie@epa.gov>

Subject: Re: Centennial Mills

Caution: This email originated from outside EPA, please exercise additional caution when deciding whether to open attachments or click on provided links.

Thanks for the quick response!

Would you see any concern of driving piles in for a dock? Would epa have concern about that given contamination levels?

Willie

On Nov 16, 2023, at 2:46 PM, Clark, Josie <Clark.Josie@epa.gov> wrote:

It was sampled as part of the sitewide effort to identify the nature and extent of the contamination. Ultimately it was not identified as an area that needed any active clean up. We found some sporadic locations where the deeper sediments had contamination, but there were no exceedances of our action levels in the surface sediment. Feel free to give me a call if you're looking for more details.

1. Josie

From: Willie <will@humanaccessproject.com>

Sent: Thursday, November 16, 2023 2:22 PM

To: Clark, Josie <Clark.Josie@epa.gov>

Subject: Centennial Mills

Caution: This email originated from outside EPA, please exercise additional caution when deciding whether to open attachments or click on provided links.

Josie -

Any chance you have any information on the level of contamination in this area?

[Centennial Mills](#)

Willie

From: [Jimmy Unger](#)
To: [Jeffreys, Grace](#)
Subject: Centennial Mills
Date: Friday, November 17, 2023 2:26:57 PM

Ms. Jeffreys:

My friend and colleague, Willie Levenson, Human Access Project informed me of yesterday's meeting and suggested I contact you.. Unfortunately, I was unable to attend.

As a resident of the neighborhood, an open water swimmer, kayaker and a Pediatrician interested in healthy lifestyle/ourdoor recreational opportunities for children, I would very much like to keep up with the Centennial Mills project. Please include me in the Listserv regarding these meetings, updates, etc.

Many thanks,
Jimmy Unger

James Unger, MD, MPH
1606 NW Riverscape St.
Portland, OR 97209



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).

Design Advice Request

DISCUSSION MEMO

Date: September 14, 2023
To: Portland Design Commission
From: Grace Jeffreys, Design & Historic Review Team
503-865-6521 | grace.jeffreys@portlandoregon.gov
Re: EA 23-069476 DA - Centennial Mills
Design Advice Request Memo – September 21, 2023

This memo is regarding the upcoming DAR on September 21, 2023 for Centennial Mills. The following supporting documents are available as follows:

- Drawings – accessed here (<https://efiles.portlandoregon.gov/record/16282046>). Note, Commissioners who requested hard copies will receive the drawing set by courier.
- Guideline matrix (attached)

I. PROGRAM OVERVIEW

This project includes three separate 5-story buildings over shared underground parking. The buildings will be mixed-use with approximately 277 residential apartment units, 4,100 square feet of retail, and 244 parking stalls total. The property is bounded by NW Naito and the Willamette River and will include the development of the pedestrian greenway trail. The ground floor uses include lobbies, retail units, amenities, services, and dwelling units. The residential part of the ground floors will be raised with dock access at lobbies.

II. DEVELOPMENT TEAM BIO

Architect	Kurt Schultz SERA Architects
Owner's Representative	Tim Ralston MLR Ventures LLC
Project Valuation	\$ 100,000,000

III. FUTURE DESIGN REVIEW APPROVAL CRITERIA:

- Central City Fundamental Design Guidelines
- River District Design Guidelines

IV. POTENTIAL MODIFICATIONS

No modifications were identified in the packet.

V. STAFF ANALYSIS & RECOMMENDED DAR DISCUSSION TOPICS

Staff advise you consider the following among your discussion items on September 21st, which are detailed in the design guideline matrix below. The focus of this DAR is on the Design Review components.

Site Considerations:

- **Top of Bank:** Staff has advised that unless the top of bank is changed, via resource enhancement/mitigation measures (e.g., the removal of the existing seawalls and inlet and the establishment of a more natural bank), the top of bank would be measured around the inlet with the existing seawalls. The top of those existing walls would be considered the top of the bank, and the setback would be measured 50 feet landward.

The proposal shows the top of bank at the flour mill in a substantially different location from where staff advised it is located. Because the location of the top of bank impacts the developable area of the site, staff encouraged the applicant to delay this DAR to allow them time to resolve this critical issue. They chose to move forward without that resolution; therefore, the actual developable part of this site may differ significantly from that shown, especially at the north end of the site where the existing seawall cuts back at the Flour Mill Building.

- **Vehicular Access.** NW Naito Pkwy is designated as a Major City Bikeway. Per 33.510.263.B.1, motor vehicle access is not allowed to any street designated as a Major City Bikeway in the Central City Plan District. An adjustment review will be needed in order to gain vehicular access, even if the proposal is only to provide the required on-site loading spaces. PBOT have advised an access focused transportation impact study (TIS) will be needed to determine the appropriate location or locations for driveway access. Applicant is encouraged to plan early for this as the vehicular access locations and deeply affect the design of the buildings and the resultant design review.

The proposal shows a shared driveway between buildings A and B centered on the Tanner Springs Outfall Easement. Staff notes the queuing analysis will need to study if this amount of separation from NW 9th Ave. is sufficient.

- **Tanner Springs Outfall Easement.** The proposal shows a shared driveway between buildings A and B centered on the Tanner Springs Outfall Easement. BES have advised that the maintenance trucks will need drivable access, and any grade changes or non-standard surface improvements that could impede their ability to excavate and access the sewer from the ground surface will require BES Director approval and must be formalized through a recorded encroachment agreement with the City.

The proposal shows stairs within the easement, which may impede future sewer access and therefore not be allowed.

- **Future Bridge across Naito:** PBOT have advised that the proposal will need to leave adequate space on site so that a future pedestrian connection from Fields Park to the west over Naito is not precluded. The bridge landing should be outside of the sidewalk corridor. It is anticipated that an easement will be required to ensure future construction of a bridge landing is feasible. The bridge concepts to date are conceptual, but appear to anticipate the bridge landing within the northwesterly 1/3 of the site perpendicular to NW Naito Pkwy. Staff recommends the design plan for a 20-foot clear easement that does not contain vehicular access within the northwestern 1/3 of the site.

The proposal shows a plaza with structured parking below at the potential bridge landing location, which would likely preclude a future bridge landing here.

- **Flood Hazards:** The site is within the FEMA 100-year Special Flood Hazard Area and Metro 1996 Flood Inundation Area. The adjusted base flood elevation for the site is 33.2 feet NAVD 1988 datum. The flood protection elevation is 35.2 feet NAVD 88 and is two feet above the adjusted base flood.
 - **Residential-Use Structures.** Residential-use structures must have the lowest floor, including basements, elevated at least two feet above the base flood elevation. Below-grade parking garages are considered basements and are thus prohibited below the base flood elevation in residential-use structures. In order to allow a basement parking garage, the structure must include a non-residential-use component to create a mixed-use building.

The proposal shows one retail unit in each building to create mixed-use buildings so below-grade parking will be allowed.

- **In mixed-use structures,** all residential-use areas must be at least two feet above the base flood elevation. Materials, including interior finishes, located below one foot above the BFE must be flood-damage-resistant materials.

The proposal shows residential spaces raised to dock level, which is two feet above the base flood level.

Response to Guidelines:

- **Context:**
 - Respond to the river with open spaces and buildings (accessways, riverfront walkway, and treatment of bank, as well as building massing and orientations)
 - Relate to surrounding neighborhood (relationship to Naito crossings at NW 9th, accommodation of possible “future bridge” to west)
 - Reinforce the Industrial Identity (removal of existing flour mill - aka water-tower building)
- **Public Realm:**
 - Activate the riverfront, treatment of waterfront and trail.
 - Ground floor activation on all four side (uses, floor levels, depths & heights).
 - Ground floor weather protection (facing Naito and accessways).
 - Minimize garage & loading entry locations, utility locations, back of house.
- **Quality:**
 - Coherency of building compositions
 - Landscaping (2 main accessways, 2 side accessways, greenway)

CONTEXT	STAFF		COMMISSION	
	+ / -	Comments	+ / -	Comments
A1: Integrate the River	-	See comments under A1-1		

	A1-1: Link the River to the Community	-	<p>Accessways: The two main accessways (north & south) are restricted by vehicle areas (south), structured parking below (north) and docks (both).</p> <p>River walkway. Create usable spaces to encourage public and residents to use the river frontage.</p> <p>Naito crossings at NW 9th arrives at dock level units & lobby instead of street level retail and/or lobby.</p> <p>Future Bridge: A location for the future "bridge " is shown on page x, however, the north accessway and adjacent buildings on Parcels 2 & 3 do not appear to be designed to accommodate this.</p>		
	A2: Emphasize Portland Themes	-	<p>Industrial past: Per the 2006 CM framework Plan, this site offers a unique opportunity to reuse the historic flour mill, a significant and iconic piece of Portland' industrial history.</p>		
	A3: Respect the Portland Block Structures				
	A3-1: Provide Convenient Pedestrian Linkages	-	See A1-1		
	A5: Enhance, Embellish & Identify Areas	-	See A1-1 and A2		
	A5-1: Reinforce Special Areas	-	See A1-1 and A2		
	A5-1-1: Reinforce the Identity of the Pearl District Neighborhood		Not yet provided.		
	A5-1-5: Reinforce the Identity of the Waterfront Area		Not yet provided.		
	A5-3: Incorporate Water Features		Not yet provided.		

	A5-4: Integrate Works of Art		Not yet provided.		
A6: Re-use, Rehabilitate, Restore Buildings		-	See A2 – Flour mill shown as removed.		
A9: Strengthen Gateways					
	A9-1: Provide a Distinct Sense of Entry and Exit		See A8		
C1: Enhance View Opportunities		+/-	<p>View Corridors. Required view corridors infringed upon by docks and stairway accesses, and possibly be structured parking below.</p> <p>Communal terraces at Parcels 1 and 2 should have links to the Greenway. It is unclear how the Parcel 3 terrace is accessed and used.</p> <p>More individual terraces and balconies facing the river should be provided.</p> <p>Glazing. Generous glazing shown facing the river will be important to maintain as project develops.</p>		
	C1-1: Increase River View Opportunities		See C1		

C4: Complement the Context of Existing Buildings	-	<p>See A1-1 and A2.</p> <p>Building connections to adjacent accessways at southern & northern property lines should be strengthened.</p>		
PUBLIC REALM	STAFF		COMMISSION	
	+ / -	Comments	+ / -	Comments
A4: Use Unifying Elements		Not yet provided.		
A7: Establish and Maintain a Sense of Urban Enclosure				
A8: Contribute to a Vibrant Streetscape	+/-	<p>Accessway connections. Building connections to two main accessways as well as accessways at southern & northern property lines should be strengthened.</p> <p>Ground level height. The 15' high ground level from dock level creates a strong and robust building base which will be important to maintain as project develops.</p> <p>Docks. The docks respond to the flood level as well as the industrial past of the site. They also, however, can create barriers between the pedestrian level and the building uses inside.</p> <p>To create stronger connections to pedestrians at the most important locations (Naito and the 2 main accessways), locate street level retail or other public oriented uses at all four building corners facing the two main accessways, and shift the raised residential lobbies to midblock facing Naito.</p> <p>Retail units – size and orientation. The street level retail units at</p>		

		<p><i>Parcels 1 and 2 will help activate Naito; however, they should also relate more strongly to the accessways they abut.</i></p> <p><i>The retail unit at Parcel 2 appears small, it may need to be larger and deeper to be viable.</i></p> <p><i>The small size as well as the mid-block, dock level location of retail unit at Parcel 3 makes it unviable.</i></p> <p>BOH. <i>BOH elements should be minimized/shifted away from Naito and river frontage.</i></p> <p><i>Garage entries have been located away from Naito providing potential for better activation of the street.</i></p>		
	<i>A8-1: Design Fences, Walls, and Gateways to be Seen Over</i>			
B1: Reinforce and Enhance the Pedestrian System		<i>See A8.</i>		
	<i>B1-1: Provide Human Scale to Buildings Along Walkways</i>	<i>See A8.</i>		
B2: Protect the Pedestrian		<i>See A8</i>		
B3: Bridge Pedestrian Obstacles				
B4: Provide Stopping and Viewing Places		<i>See A1 and A8 above.</i>		
B5: Make Plazas, Parks & Open Space Successful		<i>See A1 and A8 above.</i>		
	<i>B5-1: Recognize the Roles of the Tanner Creek Parks</i>	<i>Not yet provided.</i>		

B6: Develop Weather Protection		As mentioned under A8, Naito as well as the 2 main accessways would be better activated if street level retail were located at all 4 building corners. The weather protection could then wrap the corners providing pedestrian cover into the accessways as well as Naito.		
B7: Integrate Barrier-Free Design		It will be important that below -grade parking does not interfere with the river connections at the accessways, including the ramping and stair systems		
C3: Respect Architectural Integrity	NA			
	C3-1: Integrate Parking			
C6: Develop Transitions Between Buildings & Public Spaces	+/-	<p>The dock level provides a transition from the public to the residential level.</p> <p>It makes sense for the retail to be at the street level and lobbies and residential to be up at the dock level, and the retail in Parcel 3 should be shifted to the corner at the accessway and dropped to the street level.</p>		
C7: Design Corners that Build Active Intersections	+/-	Naito as well as the 2 main accessways would be better activated if street level retail or other public facing use were located at all 4 building corners and the residential lobbies, which are up at dock level, were to be all located midblock facing Naito.		
C8: Differentiate the Sidewalk Level of Buildings				
C9: Develop Flexible Sidewalk Level Spaces		See A8 and C7 above.		

	<i>C9-1: Reduce the Impact of Residential Unit Garages on Pedestrians</i>		<i>Parking is internalized & some associated BOH elements are on the east-west accessways. BOH facing Naito and/ or river should be minimized.</i>		
	C10: Integrate Encroachments		<i>Parking is located below the future bridge landing location, which will preclude a future bridge.</i>		
	C11: Integrate Roofs and Use Rooftops				
	C12: Integrate Exterior Lighting				
	C13: Integrate Signs				
	QUALITY AND PERMANENCE	STAFF		COMMISSION	
		<i>+ / -</i>	<i>Comments</i>	<i>+ / -</i>	<i>Comments</i>
	C2: Promote Permanence & Quality in Design				
	C5: Design for Coherency				

Attachments: Drawings dated 9/8/2023

Design Advice Request

***Revised* DISCUSSION MEMO**

Date: September 15, 2023
To: Portland Design Commission
From: Grace Jeffreys, Design & Historic Review Team
503-865-6521 | grace.jeffreys@portlandoregon.gov
Re: EA 23-069476 DA - Centennial Mills
Design Advice Request Memo – September 21, 2023

This *revised* memo is regarding the upcoming DAR on September 21, 2023 for Centennial Mills. The following supporting documents are available as follows:

- Drawings – accessed here (<https://efiles.portlandoregon.gov/record/16282046>). Note, Commissioners who requested hard copies will receive the drawing set by courier.
- Guideline matrix (attached)

I. PROGRAM OVERVIEW

This project includes three separate 5-story buildings over shared underground parking. The buildings will be mixed-use with approximately 277 residential apartment units, 4,100 square feet of retail, and 244 parking stalls total. The property is bounded by NW Naito and the Willamette River and will include the development of the pedestrian greenway trail. The ground floor uses include lobbies, retail units, amenities, services, and dwelling units. The residential part of the ground floors will be raised with dock access at lobbies.

II. DEVELOPMENT TEAM BIO

Architect	Kurt Schultz SERA Architects
Owner's Representative	Tim Ralston MLR Ventures LLC
Project Valuation	\$ 100,000,000

III. FUTURE DESIGN REVIEW APPROVAL CRITERIA:

- Central City Fundamental Design Guidelines
- River District Design Guidelines

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; and
- C. Mitigation of impacts. Any impacts resulting from the modifications are mitigated to the extent practical.

Although not identified in the packet, based on the limited information provided by the applicant the following Modification may be triggered by this proposal:

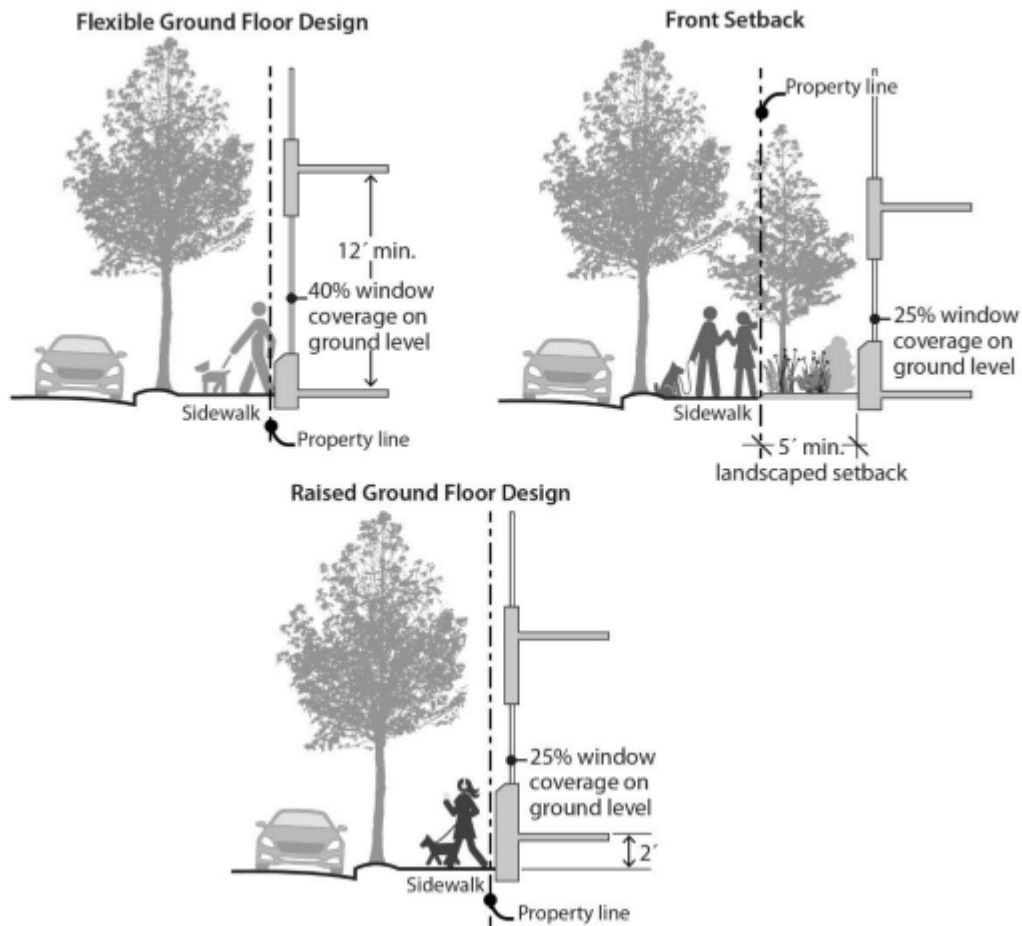
1. Ground Floor Windows (33.510.220):

Requirement: To meet the standards, ground floor windows must be windows that allow views into work areas or lobbies, or be windows in pedestrian entrances. Windows into storage areas, vehicle parking areas, garbage and recycling areas, mechanical and utility areas and display cases attached to outside walls do not qualify. Windows into bicycle parking areas are allowed to qualify for up to 25 percent of the ground floor windows coverage requirement. The bottom of the windows of nonresidential spaces must be no more than 4 feet above the finished grade:

- 1. **Along Naito Parkway**, the ground level facades must have windows that cover at least 60 percent of the ground level wall area. For the purposes of this standard, ground level wall area includes all exterior wall area from 2 feet to 10 feet above the finished grade.
- 2. **All other facades**, since they face a street lot line, sidewalk, plaza, or other publicly accessible open area or right-of-way, they must have windows that cover at least 40 percent of the ground level wall area.

For street facing facades of dwelling units the regulations of 33.130.230.B.4 apply. For the purposes of this standard, ground level wall area includes all exterior wall area from 2 feet to 10 feet above the finished grade. This requires either:

- a. Flexible ground floor design. The ground floor window standard of Subparagraph B.2.a(1) must be met, which requires windows to cover at least 40 percent of the ground floor wall area of street-facing facades that are 20 feet or closer to a street lot line or a publicly-accessible plaza. For the purposes of this standard, ground floor wall areas include all exterior wall areas from 2 feet to 10 feet above the finished grade, and include openings in the walls of structured parking. Additionally, the ground level of the building must be designed and constructed as follows:
- b. Front setback. The portions of the building with residential dwelling units on the ground floor must be set back at least 5 feet from the street lot line. The setback must be landscaped to at least the L1 level and/or hard-surfaced for use by pedestrians; and Windows must cover at least 25 percent of the ground level wall area of the portion of the building with residential dwelling units on the ground-floor.
- c. Raised ground floor. The portion of the building with residential dwelling units on the ground floor must have the finished floor of each residential unit at least 2 feet above the grade of the closest adjoining sidewalk., and window must cover at least 25 percent of the ground level wall area of the portion of the building with residential dwelling units on the ground-floor.



Proposal: Diagrams have not been provided. This standard may be able to be met on Naito, however, this standard is very likely not met on all other facades.

IV. POTENTIAL ADJUSTMENTS

Subject to the following approval criteria:

- Granting the adjustment will equally or better meet the purpose of the regulation to be modified; and
- If in a residential, CI1, or IR zone, the proposal will not significantly detract from the livability or appearance of the residential area, or if in an OS, C, E, I, or CI2 zone, the proposal will be consistent with the classifications of the adjacent streets and the desired character of the area; and
- If more than one adjustment is being requested, the cumulative effect of the adjustments results in a project which is still consistent with the overall purpose of the zone; and

- D. City-designated scenic resources and historic resources in Historic, Conservation and National Register Districts and within the boundaries of Historic, Conservation and National Register Landmarks are preserved; and
- E. Any impacts resulting from the adjustment are mitigated to the extent practical; and
- F. If in an environmental zone, the proposal has as few significant detrimental environmental impacts on the resource and resource values as is practicable; or
- G. Application of the regulation in question would preclude all reasonable economic use of the site; and
- H. Granting the adjustment is the minimum necessary to allow the use of the site; and I. Any impacts resulting from the adjustment are mitigated to the extent practical.

Requirement: NW Naito Pkwy is designated as a Major City Bikeway. Per 33.510.263.B.1, motor vehicle access is not allowed to any street designated as a Major City Bikeway in the Central City Plan District. An adjustment review will be needed in order to gain vehicular access, even if the proposal is only to provide the required on-site loading spaces. PBOT have advised an access focused transportation impact study (TIS) will be needed to determine the appropriate location or locations for driveway access. Applicant is encouraged to plan early for this as the vehicular access locations and deeply affect the design of the buildings and the resultant design review.

Proposal: The proposal shows a shared driveway between buildings A and B centered on the Tanner Springs Outfall Easement. PBOT Staff notes the queuing analysis will need to study if this amount of separation from NW 9th Ave. is sufficient.

V. STAFF ANALYSIS & RECOMMENDED DAR DISCUSSION TOPICS

Staff advise you consider the following among your discussion items on September 21st, which are detailed in the design guideline matrix below. The focus of this DAR is on the Design Review components.

Site Considerations:

- **Top of Bank:** Staff has advised that unless the top of bank is changed, via resource enhancement/mitigation measures (e.g., the removal of the existing seawalls and inlet and the establishment of a more natural bank), the top of bank would be measured around the inlet with the existing seawalls. The top of those existing walls would be considered the top of the bank, and the setback would be measured 50 feet landward.

The proposal shows the top of bank at the flour mill in a substantially different location from where staff advised it is located. Because the location of the top of bank impacts the developable area of the site, staff encouraged the applicant to delay this DAR to allow them time to resolve this critical issue. They chose to move forward without that resolution; therefore, the actual developable part of this site may differ significantly from that shown, especially at the north end of the site where the existing seawall cuts back at the Flour Mill Building.

- **Tanner Springs Outfall Easement.** The proposal shows a shared driveway between buildings A and B centered on the Tanner Springs Outfall Easement. BES have advised that the maintenance trucks will need drivable access, and any grade changes or non-standard

surface improvements that could impede their ability to excavate and access the sewer from the ground surface will require BES Director approval and must be formalized through a recorded encroachment agreement with the City.

The proposal shows stairs within the easement, which may impede future sewer access and therefore not be allowed.

- **Future Bridge across Naito:** PBOT have advised that the proposal will need to leave adequate space on site so that a future pedestrian connection from Fields Park to the west over Naito is not precluded. The bridge landing should be outside of the sidewalk corridor. It is anticipated that an easement will be required to ensure future construction of a bridge landing is feasible. The bridge concepts to date are conceptual, but appear to anticipate the bridge landing within the northwesterly 1/3 of the site perpendicular to NW Naito Pkwy. Staff recommends the design plan for a 20-foot clear easement that does not contain vehicular access within the northwestern 1/3 of the site.

The proposal shows a plaza with structured parking below at the potential bridge landing location, which would likely preclude a future bridge landing here.

- **Flood Hazards:** The site is within the FEMA 100-year Special Flood Hazard Area and Metro 1996 Flood Inundation Area. The adjusted base flood elevation for the site is 33.2 feet NAVD 1988 datum. The flood protection elevation is 35.2 feet NAVD 88 and is two feet above the adjusted base flood.
 - **Residential-Use Structures.** Residential-use structures must have the lowest floor, including basements, elevated at least two feet above the base flood elevation. Below-grade parking garages are considered basements and are thus prohibited below the base flood elevation in residential-use structures. In order to allow a basement parking garage, the structure must include a non-residential-use component to create a mixed-use building.

The proposal shows one retail unit in each building to create mixed-use buildings so below-grade parking will be allowed.

- **In mixed-use structures,** all residential-use areas must be at least two feet above the base flood elevation. Materials, including interior finishes, located below one foot above the BFE must be flood-damage-resistant materials.

The proposal shows residential spaces raised to dock level, which is two feet above the base flood level.

Response to Guidelines: Below is an outline of potential topics to discuss. For further details, refer to the matrix.

- **Context:**
 - Response to the river with open spaces and buildings (accessways, riverfront walkway, and treatment of bank, as well as building massing and orientations)
 - Relationship to the surrounding neighborhood (relationship to Naito crossings at NW 9th, accommodation of possible “future bridge” to west)
 - Reinforcement the Industrial Identity (removal of existing flour mill - aka water-tower building)
- **Public Realm:**
 - Activation of the riverfront, treatment of waterfront and trail.
 - Ground floor activation on all four side (uses, floor levels, depths & heights).

- Ground floor weather protection (facing Naito and accessways).
- Minimization of garage & loading entry locations, utility locations, back of house.
- Quality and usability of open space design (2 main accessways, 2 side accessways, greenway)

▪ **Quality:**

- Coherency of building compositions

CONTEXT		STAFF		COMMISSION	
		+ / -	Comments	+ / -	Comments
A1: Integrate the River		+/-	See comments under A1-1		
	A1-1: Link the River to the Community	+/-	<p>Accessways: The two main accessways (north & south) are provided. However, they are restricted by vehicle areas (south), structured parking below (north) and docks (both). More activation is needed of open areas from adjacent buildings on all sides.</p> <p>River walkway. Need to show usability of open spaces to encourage public and residents to use the river frontage.</p> <p>Naito crossings at NW 9th arrives at dock level units & lobby instead of street level retail and/or lobby.</p> <p>Future Bridge: A location for the future "bridge" is shown on page x, however, the north accessway and adjacent buildings on Parcels 2 & 3 do not appear to be designed to accommodate this.</p>		
A2: Emphasize Portland Themes		+/-	<p>Industrial past: Per the 2006 CM framework Plan, this site offers a unique opportunity to reuse the historic flour mill, a significant and iconic piece of Portland' industrial history.</p> <p>Building design may reflect industrial past. More information needed.</p>		

A3: Respect the Portland Block Structures					
	<i>A3-1: Provide Convenient Pedestrian Linkages</i>	+/-	<i>See A1-1</i>		
A5: Enhance, Embellish & Identify Areas		-	<i>Needs a much stronger response to special riverfront location. See A1-1 and A2</i>		
	<i>A5-1: Reinforce Special Areas</i>	-	<i>Needs a much stronger response to special riverfront location. See A1-1 and A2</i>		
	<i>A5-1-1: Reinforce the Identity of the Pearl District Neighborhood</i>	-	<i>Needs a much stronger response to special riverfront location. See A1-1 and A2</i>		
	<i>A5-1-5: Reinforce the Identity of the Waterfront Area</i>	-	<i>Needs a much stronger response to special riverfront location. See A1-1 and A2</i>		
	<i>A5-3: Incorporate Water Features</i>	-	<i>Not enough information submitted to make a determination.</i>		
	<i>A5-4: Integrate Works of Art</i>	-	<i>Not enough information submitted to make a determination.</i>		
A6: Re-use, Rehabilitate, Restore Buildings		-	<i>See A2 – Flour mill as well as most of existing development on site removed except the sea walls.</i>		
A9: Strengthen Gateways		-	<i>Needs a much stronger response to special riverfront location. See A1-1 and A2</i>		
	<i>A9-1: Provide a Distinct Sense of Entry and Exit</i>	-	<i>Needs a much stronger response to special riverfront location. See A1-1 and A2</i>		

<p>C1: Enhance View Opportunities</p>	<p>+/-</p>	<p>View Corridors. Required view corridors infringed upon by docks and stairway accesses, and possibly by structured parking below. More activation of open areas needed from adjacent buildings on all sides.</p> <p>Communal terraces at Parcels 1 and 2 should have links to the Greenway. It is unclear how the Parcel 3 terrace is accessed and used.</p> <p>More individual terraces and balconies facing the river should be provided.</p> <p>Glazing. Generous glazing shown facing the river will be important to maintain as project develops.</p>		
	<p>C1-1: Increase River View Opportunities</p>	<p>+/-</p>	<p>Needs a much stronger response to special riverfront location. See C1</p>	
<p>C4: Complement the Context of Existing Buildings</p>	<p>-</p>	<p>See A1-1 and A2.</p> <p>Building connections to adjacent accessways at southern & northern property lines should be strengthened.</p>		
<p>PUBLIC REALM</p>	<p>STAFF</p>		<p>COMMISSION</p>	
	<p>+ / -</p>	<p>Comments</p>	<p>+ / -</p>	<p>Comments</p>
<p>A4: Use Unifying Elements</p>	<p>+/-</p>	<p>Docks reference industrial past. More info needed on usability of publicly accessible open</p>		

		<p>areas. Buildings need a stronger relationship to the river.</p>		
A7: Establish and Maintain a Sense of Urban Enclosure				
A8: Contribute to a Vibrant Streetscape	+/-	<p>Accessway connections. Building connections to two main accessways as well as accessways at southern & northern property lines should be strengthened.</p> <p>Ground level height. The 15' high ground level from dock level creates a strong and robust building base which will be important to maintain as project develops.</p> <p>Docks. The docks respond to the flood level as well as the industrial past of the site. They also, however, can create barriers between the pedestrian level and the building uses inside.</p> <p>To create stronger connections to pedestrians at the most important locations (Naito and the 2 main accessways), locate street level retail or other public oriented uses at all four building corners facing the two main accessways, and shift the raised residential lobbies to midblock facing Naito.</p> <p>Retail units – size and orientation. The street level retail units at Parcels 1 and 2 will help activate Naito; however, they should also relate more strongly to the accessways they abut.</p> <p>The retail unit at Parcel 2 appears small, it may need to be larger and deeper to be viable.</p>		

		<p><i>The small size as well as the mid-block, dock level location of retail unit at Parcel 3 makes it unviable.</i></p> <p>BOH. <i>BOH elements should be minimized/shifted away from Naito and river frontage.</i></p> <p><i>Garage entries have been located away from Naito providing potential for better activation of the street.</i></p>		
	<i>A8-1: Design Fences, Walls, and Gateways to be Seen Over</i>			
B1: Reinforce and Enhance the Pedestrian System		-	See A8.	
	<i>B1-1: Provide Human Scale to Buildings Along Walkways</i>	-	See A8.	
B2: Protect the Pedestrian		-	See A8	
B3: Bridge Pedestrian Obstacles				
B4: Provide Stopping and Viewing Places		-	See A1 and A8 above.	
B5: Make Plazas, Parks & Open Space Successful		-	See A1 and A8 above.	
	<i>B5-1: Recognize the Roles of the Tanner Creek Parks</i>	-	<i>Not enough information submitted to make a determination.</i>	
B6: Develop Weather Protection		-	<i>As mentioned under A8, Naito as well as the 2 main accessways would be better activated if street level retail were located at all 4 building corners. The weather protection could then wrap the corners providing pedestrian cover into the accessways as well as Naito.</i>	

B7: Integrate Barrier-Free Design		<i>It will be important that below-grade parking does not interfere with the river connections at the accessways, including the ramping and stair systems</i>			
C3: Respect Architectural Integrity					
	C3-1: Integrate Parking	+/-	<p><i>Parking is located below-grade level at Naito. However, the solid walls will be exposed on other sides, including facing the greenway.</i></p> <p><i>It will be important that below-grade parking does not interfere with the river connections at the accessways, including the ramping and stair systems</i></p>		
C6: Develop Transitions Between Buildings & Public Spaces		+/-	<p><i>The dock level provides a transition from the public to the residential level.</i></p> <p><i>It makes sense for the retail to be at the street level and lobbies and residential to be up at the dock level, and the retail in Parcel 3 should be shifted to the corner at the accessway and dropped to the street level.</i></p>		
C7: Design Corners that Build Active Intersections		+/-	<p><i>Naito as well as the 2 main accessways would be better activated if street level retail or other public facing use were located at all 4 building corners and the residential lobbies, which are up at dock level, were to be all located midblock facing Naito.</i></p>		
C8: Differentiate the Sidewalk Level of Buildings					
C9: Develop Flexible Sidewalk Level Spaces		-	<p><i>See A8 and C7 above.</i></p>		

			<i>Parking is internalized & some associated BOH elements are on the east-west accessways. BOH facing Naito and/ or river should be minimized.</i>		
	<i>C9-1: Reduce the Impact of Residential Unit Garages on Pedestrians</i>	<i>+/-</i>	<i>At accessways, driveway and below grade parking may interfere with quality of these important publicly accessible spaces.</i>		
	C10: Integrate Encroachments	<i>+/-</i>	<i>Parking is located below the future bridge landing location, which will preclude a future bridge.</i>		
	C11: Integrate Roofs and Use Rooftops		<i>Not enough information submitted to make a determination.</i>		
	C12: Integrate Exterior Lighting		<i>Not enough information submitted to make a determination.</i>		
	C13: Integrate Signs		<i>Not enough information submitted to make a determination.</i>		
	QUALITY AND PERMANENCE	STAFF		COMMISSION	
		<i>+ / -</i>	<i>Comments</i>	<i>+ / -</i>	<i>Comments</i>
	C2: Promote Permanence & Quality in Design		<i>Not enough information submitted to make a determination.</i>		
	C5: Design for Coherency		<i>Not enough information submitted to make a determination.</i>		

Attachments: Drawings dated 9/8/2023

Date: September 19, 2023

To: Jeff Bachrach
Backrach.Law, P.C.

From: Morgan Steele, Senior Environmental Planner
Bureau of Development Services

Case File: EA 23-069476 DAR, Centennial Mills Redevelopment

Re: Response to September 12, 2023, Top of Bank Memorandum

Land Use Services staff have reviewed the information provided in the applicant's September 12, 2023, Top of Bank Memorandum and responds with the following.

Staff takes no objection to the applicant's application of top of bank at Sections 1, 2, 3, and 5 (given further detailed information is provided showing topography and scale). However, staff does not agree with and takes exception to the applicant's code interpretation and subsequent top of bank delineation for Section 4.

Staff will now address the four individual points as laid out in the applicant's memo.

1. There is no established location at the inlet for the top of bank line.

The applicant notes that only a small portion of the site has an area of mapped top of bank shown on Map 475-2. For the remainder of the site top of bank must be established based on 33.930.150.

Staff agrees that the top of bank for the remainder of the site outside of that shown on Map 475-2 must be determined based on the current direction in Title 33. The most relevant code sections are provided below.

The definition of top of bank in 33.910 is as follows:

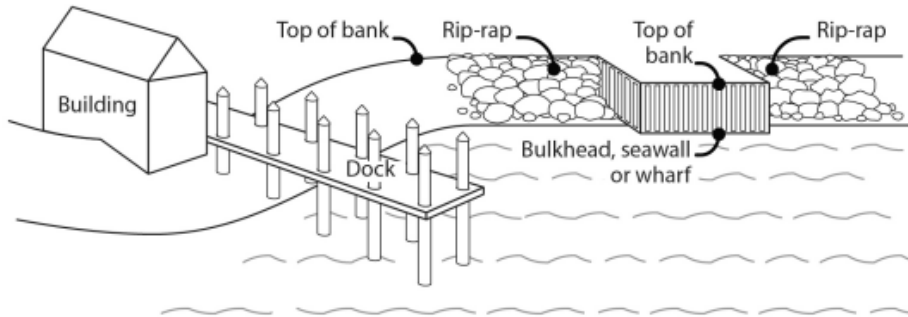
Top of Bank. The largest decrease in slope that is 10 percent or greater between the ordinary high water mark of a water body and a point 50 feet landward from the ordinary high water mark. See Section 33.930.150, Measuring Top of Bank. If there is no decrease in slope that is 10 percent or greater within a distance of 50 feet from the ordinary high water mark, then the top of bank will be the default location described in Section 33.930.150, Measuring Top of Bank.

Additional direction on measuring top of bank is provided in 33.930.150. Of particular relevance here is 33.930.150.C. Relationship to Other Structures.

C. Relationship to Other Structures. See Figure 930-28.

- 1. Where a structure straddles the top of bank, the top of bank line is drawn as a straight line through the structure, connecting the top of bank line on either side.*
- 2. Where there is a vertical bulkhead or seawall, the top of bank is the point at the top of the bulkhead that is closest to the river.*
- 3. Docks, pilings, slips, wharves and other similar structures built over the water are not factored into the determination of top of bank. Where there is a dock, wharf or other structure on the bank, measurements of slope are taken on the underlying dry land.*
- 4. Where the bank itself is a structure, such as a rip-rap slope at the edge of reclaimed land, the top of bank line is based on the predominant slope of that structure, rather than the slope of individual boulders or structural elements.*

Figure 930-28
Top of Bank in Relation to Other Structures



Based on the code direction, staff has indicated that the top of bank line is established at and around the inlet per Zoning Code Section 33.930.150.C.2. The inlet area in question (Section 4) is a contiguous seawall that juts landward into the site approximately 85 feet. Therefore, based on Zoning Code Section 33.930.150.C.2 and Figure 930-28, the top of bank line follows the existing sea wall around the inlet and into the site. In areas of the site not containing a seawall, the top of bank is established by other means namely Map 475-2 and, where not mapped, using the change in slope as described in 33.910 and Measuring Top of Bank 33.930.150.A and B. The top of bank line at Section 4 does have an established location per 33.930.150.C.2 in the same manner the other areas of the site have an established top of bank – through adopted sections of Title 33 that address measuring or defining top of bank in different situations.

2. Exhibit A illustrates five sections that comprise the top of bank location for the CM site.

The applicant has provided a description of how they propose the top of bank should be measured in 5 different sections.

As noted above, staff takes no exception to the applicant's methods for mapping top of bank in Sections 1, 2, 3, and 5. However, staff disagrees with the applicant's argument that a straight line across the inlet is consistent with 33.930.150.C.1 and C.2. This is discussed further below.

3. 33.930.150.C.1 and 2 supports locating the top of bank across the inlet as proposed by applicant.

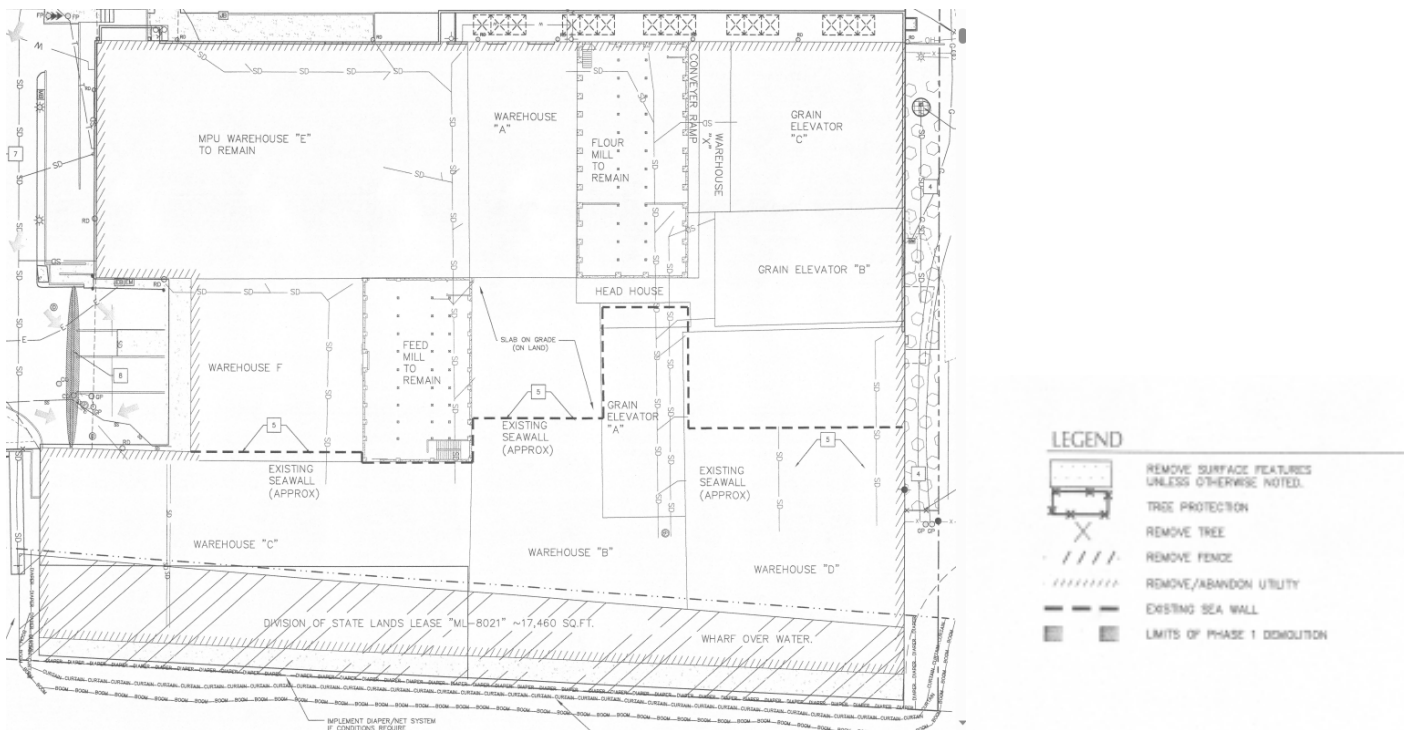
The applicant argues that 33.930.150.C.2 supports their point as follows: *"Once the top of bank line is located at the most riverward point along the southern vertical seawall it is only reasonable that it then should cross the inlet and connect to the point along the north vertical seawall that is closest to the river. Implementing staff's alternative would mean the top of bank line would track back (landward) along the vertical seawalls and then cross at the back of the inlet. That is neither reasonable nor supported by any language in the code."*

Staff finds no code justification for crossing the inlet in a straight line vs. following the established line of the seawalls per Zoning Code Section 33.930.150.C.2 and Figure 930-28. For the sake of argument, if the seawall jogged toward the river instead of away from the river in this location, the top of bank would follow the seawall toward the river. Likewise, if there was no seawall in this location, top of bank would be determined by the change in slope of the ground as described in the definition of top of bank. It would not result in a line being drawn between two sea wall sections where they are closest to the river. Locating the top of bank based on the full length of the vertical, contiguous seawall is required by Zoning Code Section 33.930.150.C.2 and Figure 930-28.

The applicant further argues that the inlet was created when structures were demolished on the site in 2016 and 2017 and suggests that if a prior building straddled the top of bank, then 33.930.150.C.2, which indicates the top of bank is drawn through structures that straddle the top of bank, should apply.

First, the measurement of top of bank is based on current conditions at the site. There is no indication in the code that top of bank measurements should account for past structures that may have been removed from the riverbank in the past, nor would it be in keeping with codes and policies geared toward enhancement of the riverbank. The supplemental application requirements for both building permits and land use reviews in the River Environmental overlay zone require submittal of an existing conditions plan that shows existing topography, structures and other site features (33.475.050 and 33.865.040). Information about the location of prior structures is not included. At this time, the grain elevator and the wharf upon which it was constructed no longer exist.

It should also be noted that the existing conditions at the site reflect a contiguous sea wall as shown on the demolition permit plans (15-119430 CO). As seen on the demolition permit plan below, the inlet was denoted as an existing seawall which ran contiguous to the remainder of the onsite sea wall. As noted above, since the building is no longer on the site, it cannot be considered in determining the top of bank at this time. However, it is worth noting that it appears as though the grain elevator and a number of other structures were built on the historic wharf (also since demolished), in which case they would have been subject to 33.930.150.C.3, which states “...structures built over the water are not factored into the determination of top of bank. Where there is a dock, wharf or other structure on the bank, measurements of slope are taken on the underlying dry land.”



The applicant further argues that applying the code in the manner described “results in a far-less desirable development.” The definition and measurement sections of Title 33, specifically 33.910, *Top of Bank* and 33.930.150, *Measuring Top of Bank*, is not discretionary and therefore must be applied as written and interpreted; consideration of impacts to development cannot be considered in non-discretionary areas of the code. Staff understands the implications of this determination and therefore has offered to work with the applicant on options for resource enhancement activities that would naturalize the bank within and adjacent to the inlet and which could help place the top of bank in a more favorable manner for development. Staff would like to emphasize that the resource enhancement activities would need to be robust in nature and span areas of the riverbank not only within but adjacent to the inlet. This should be developed as part of a holistic bank naturalization plan in tandem with and in addition to the 1:5 to 1 mitigation ratio requirement for the River Review (33.865.100.A.3.d).

4. Other Title 33 provisions support applicant’s top of bank location.

The applicant argues that if the City intended for the top of bank to be mapped around the inlet it would have been shown on map 475-2. BDS does not have detailed information on why the top of bank was mapped in some areas of the central and south reaches and not others. But our understanding is the mapping was done when sufficient information was available. It is possible that the prior structures (demolished in 2016 and 2017) were still in place when the data for the mapping was completed. However, there are many other areas that did not have structures that were not included in the mapping. BDS staff discussed the top of bank mapping at the Centennial Mills site with BPS staff and were not provided any information that contradicted our interpretation of the code. The fact that the top of bank was not mapped on most of the site does not make a difference in how the top of bank is measured for those areas that were not mapped, including the inlet area in question.

It should also be noted that there is an example of a similar situation where the City adopted top of bank was mapped around a manmade inlet. This is in the South Waterfront subdistrict, where the Central City Plan District standards require a larger setback from top of bank. In the image below, adopted top of bank is shown in pink.



Lastly, the applicant argues that the location of the major public trail designation on the zoning map would conflict with a top of bank location that extends further into the site. The placement of the trail designation on a site is for the sole purpose of designating a site for future potential construction of a public trail and sites subject to the regulations of 33.272 (33.272.020.A). The trail designation on the zoning map is not a final design guideline for where the trail must be placed. It is simply an indication that the site will be subject to Zoning Code Chapter 33.272, Major Public Trails, when applicable. No section of the zoning code states that the trail designation shown on the zoning map and the measurement of top of bank are related or that the trail designation informs the measurement of top of bank.

Attachments: September 12, 2023, Top of Bank Memorandum, with attached plans

Reference: 15-119430 CO Drawings | Link: [Efiles - 15-119430-CO-Drawings 1 of 1 \(BDS-PS/128240\) \(portlandoregon.gov\)](https://portlandoregon.gov/files-15-119430-CO-Drawings-1-of-1-BDS-PS/128240)

Top of Bank Memorandum
September 12, 2023

The location of the top of bank on the Centennial Mills (CM) site as shown on attached Exhibit A is consistent with the criteria in 33.475.210.C, 33.930.150, the Official Zoning Map and other relevant factors in Title 33.

The CM site is approximately 665 feet long and for all but 35 feet of its river frontage the location of the top of bank is readily established by the Central Reach Top of Bank Map 475-2, the factors in 33.930.150, and the horizontal seawalls. Determining where the top of bank line should cross the 35-foot-wide inlet on the northern portion of the site presents a unique situation in the Central Reach of the river.

Based on the language of 33.930.150.C.1 and 2, the top of bank line should cross the inlet at the most riverward point along the two vertical (perpendicular) seawalls, as shown as Section 4 on Exhibit A. At the pre-application conference held on February 22, 2023, staff proposed that the top of bank should instead follow the vertical seawalls around the back of the inlet. But that alternative location is not consistent with 33.930.150.C.1 and 2 and other code provisions. As discussed below, the plain reading of the code supports the conclusion that the top of bank line should cross the inlet at the most riverward point along the two vertical seawalls.

This memo will first briefly address the top of bank locations along the CM site on both sides of the inlet and then will explain why the applicant's proposed location for the top of bank across the inlet is the most reasonable interpretation and application of the relevant provisions in Title 33.

1. There is no established location at the inlet for the top of bank line.

As a preliminary matter, it should be emphasized the applicant is not proposing to move or change any previously established top of bank location. The only established location on the site is the location shown on Central Reach Top of Bank Map 475-2. The top of bank line along the southern portion of the site, which is labeled as Section 1 on Exhibit A, is taken from Map 475-2. The top of bank map does not show any other location for the rest of the CM site. Therefore, the applicant must establish its location based on the language in 33.930.150.¹

¹ At the pre-application conference, staff was under the mistaken belief that the top of bank line had already been established as going around the inlet. Staff contended that if the applicant wanted to "change" that location, it would have to provide "resource enhancement/mitigation measures, e.g. the removal of the existing seawalls and inlet and the establishment of a more natural bank." There is nothing in the code, or any adopted city policy, that would require such an extensive resource enhancement project for the

2. Exhibit A illustrates five sections that comprise the top of bank location for the CM site.

Section 1 is the only portion of the site where the top of bank location is established by Top of Bank Map 475-2.

Section 2 sets the top of bank location based on the measurement of the decrease in slope from the ordinary high water mark, as per 33.930.150.B and Figure 930-27a.

Sections 3 and 5 follow the existing horizontal (parallel) seawalls along the river as the top of bank location, which is consistent with 33.930.150.C and Figure 930-28.

Section 4 shows the top of bank line crossing the inlet as a straight line connecting the two vertical (perpendicular) seawalls at a point that is closest to the river. That location is consistent with the language in 33.930.150.C.1 and 2.

3. 33.930.150.C.1 and 2 supports locating the top of bank across the inlet as proposed by applicant.

33.930.150.C.2 provides:

“Where there is a vertical bulkhead or seawall, the top of bank is the point at the top of the bulkhead [or seawall] that is closest to the river.”

At the point where the top of bank line in Section 3 intersects with the south vertical seawall in Section 4, the top of bank line should then turn right (riverward) and follow the vertical seawall 19 feet to the point where it is closest to the river, as per 33.930.150.C.2. Once the top of bank line is located at the most riverward point along the southern vertical seawall it is only reasonable that it then should cross the inlet and connect to the point along the north vertical seawall that is closest to the river. Implementing staff’s alternative would mean the top of bank line would track back (landward) along the vertical seawalls and then cross at the back of the inlet. That is neither reasonable nor supported by any language in the code.

The inlet was created when Prosper Portland demolished several buildings and structures on the CM site in 2016 and 2017. See the before and after pictures in attached Exhibit B. Prior to the demolition, the inlet had been the basement for the building adjacent to the still-existing flour mill. For purposes of applying 33.930.150.C.1, the inlet/basement should be considered a structure and thus setting the top of bank line across it is consistent with 33.930.150.C.1, which provides:

“Where a structure straddles the top of bank, the top of bank line is drawn as a straight line through the structure, connecting the top of bank line on either side.”

CM site. Indeed, such a requirement would conflict with the city’s policy to maximize the development of housing on the site.

Moreover, placing the top of bank at the back end of the inlet would result in a far-less desirable development. As shown on Exhibit A, the 50-foot building setback if measured from the back of the inlet would intrude so deeply into parcel 3 – and to a lesser extent into parcel 2 - that it would likely make development of parcel 3 economically infeasible or at a minimum result in a significant reduction in the number of housing units. Another consequence if parcel 3 is not developed is that the greenway trail would terminate at the north edge of parcel 2 and not connect across the inlet to the north boundary of the site.

The better reading of the language of 33.930.150.C.1 and 2 clearly supports crossing the inlet at the riverward edge of the vertical seawalls, not around the back of the inlet. That conclusion is supported by other provisions of Title 33, as well as the opinion of BPS.

4. Other Title 33 provisions support applicant's top of bank location.

As noted above, at the pre-application conference staff mistakenly believed the top of bank had been established as crossing at the back of the inlet. If that was the case, then when the city adopted revisions to 33.930.150 and the Central Reach Top of Bank Map 475-2 in 2018 and again 2020, it would have shown the top of bank location at the back of the inlet. The inlet is a unique feature in the Central Reach. If the city's intent was to establish the top of bank at the back of the inlet, then it stands to reason it would have shown that intention when it adopted Map 475-2. And according to BPS' opinion, that was not the intent.

Crossing the inlet at the point along the vertical seawalls closest to the river means the top of bank is riverward of the ordinary high water mark. While that it not typical for the Central Reach, it was anticipated for the CM site. In an email from BPS' lead environmental planner, Jeff Caudill, dated March 4, 2022, he notes that "in some cases for Centennial Mills, the top of bank may be riverward of the ordinary high water mark." See attached Exhibit C.

Another significant factor supporting top of bank going across rather than around the inlet is the location of the Major Public Trail zoning designation on the CM site. The Official Zoning Map shows the trail following as close as possible to the river, which is consistent with 33.440.240:

"A. Purpose. Major public trails provide public access to and along both sides of the Willamette River. Major public trails are one of the tools to comply with the public access requirements of the Comprehensive Plan and the Willamette Greenway Plan."

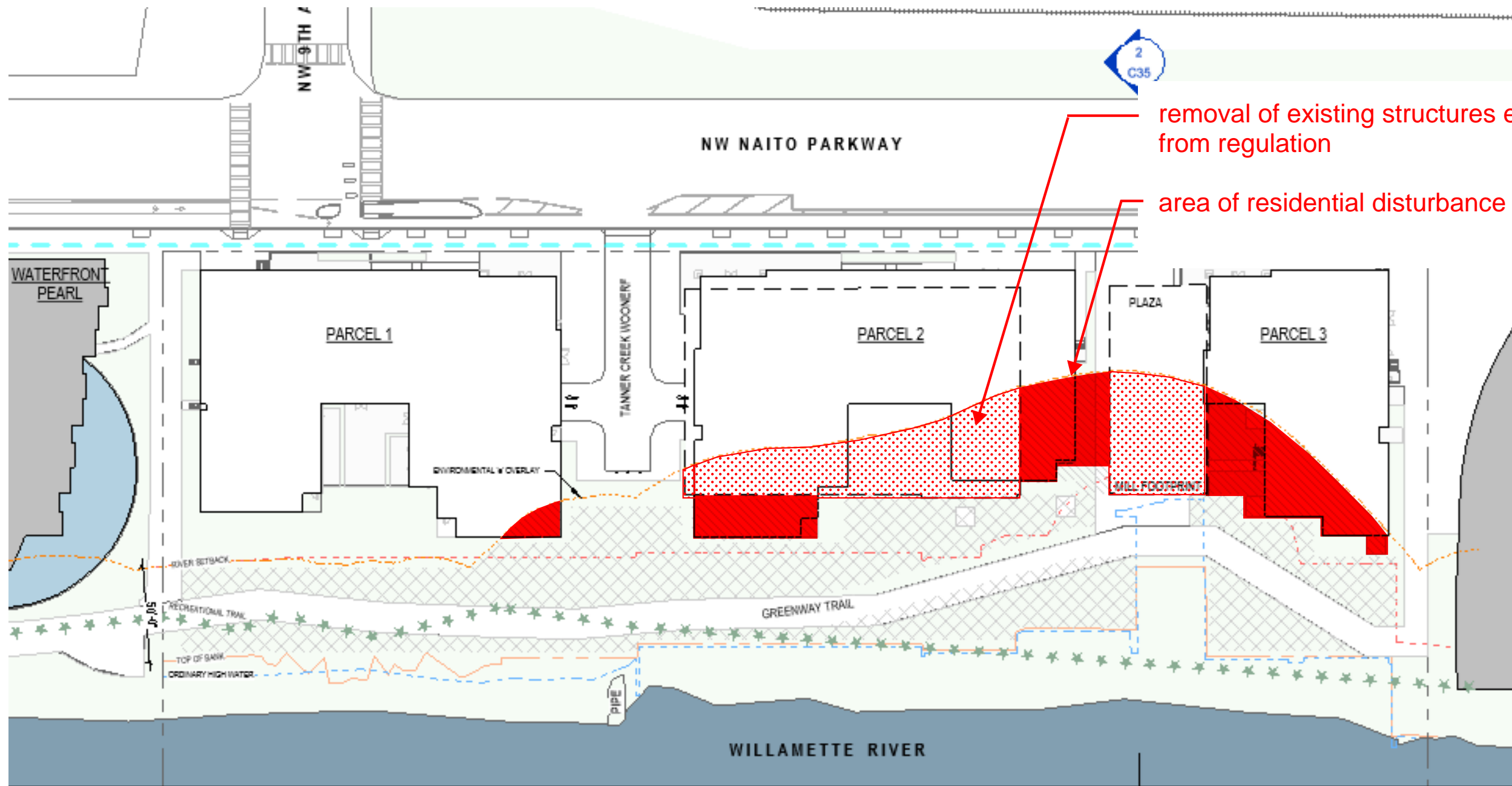
The purpose establishing the top of bank is to set the location of the 50-foot building setback and the greenway trail. Setting the top of bank line across the inlet, as applicant proposes, allows the greenway trail to be built in the general location shown on the Official Zoning Map. Setting the top of bank at the back end of the inlet would push the greenway trail as much as 85' landward of the location shown of the Official Zoning Map. It would also create a narrow building setback much further from the river than the rest of the site.

If the city's intention had been to establish top of bank at the back of the inlet, in addition to amending Map 475-2, it would have also been necessary to amend the Official Zoning Map to shift the location of the Major Public Trail designation away from the river. The fact that those actions were not taken, undermines the notion top of bank should be at the back of the inlet.









removal of existing structures exempt from regulation

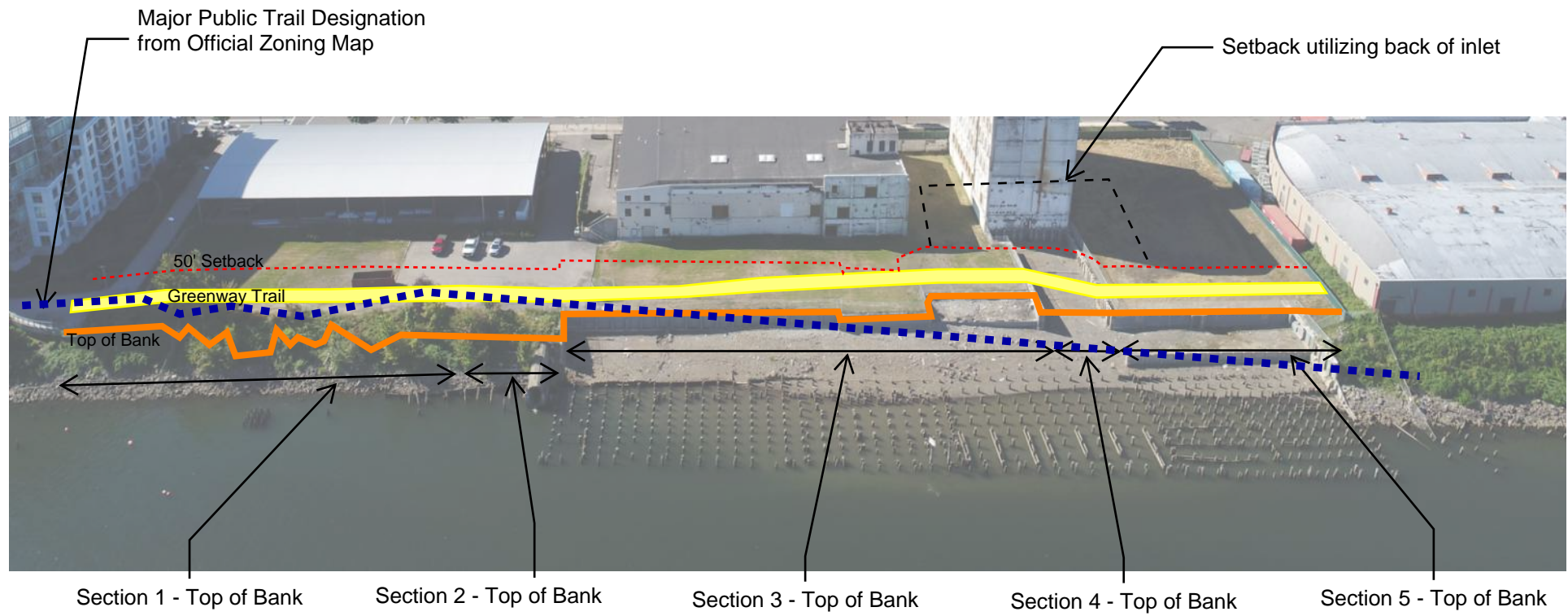
area of residential disturbance = 7,959 sf

max disturbance = 50% of base zone building coverage - the portion of the site outside the 'e' overlay
 max disturbance = (base zone allows 100% site coverage/2) - 78,044 sf
 max disturbance = (193,842 total site area/2) - 78,044
 max disturbance = 96,921 - 78,044
 max disturbance = 18,877 sf

mitigation = 7,959 x 1.5 = 11,939
 mitigation = 11,939 / 300
 mitigation = 40 large trees and associated shrubs/groundcover per table 475-3

our current proposed disturbance = 7,959 sf - ok. note that removal of existing structures are exempt per 33.475.405, f (otherwise the disturbance = 16,170sf, which is also acceptable.)





- Commissioner Brian McCarter Comments 9/119/23

CONTEXT		STAFF		COMMISSION	
		+ / -	Comments	+ / -	Comments
A1: Integrate the River		+/-	See comments under A1-1		
	A1-1: Link the River to the Community	+/-	<p>Accessways: The two main accessways (north & south) are provided. However, they are restricted by vehicle areas (south), structured parking below (north) and docks (both). More activation needed of open areas from adjacent buildings on all sides.</p> <p>River walkway. Need to show usability of open spaces to encourage public and residents to use the river frontage.</p> <p>Naito crossings at NW 9th arrives at dock level units & lobby instead of street level retail and/or lobby.</p> <p>Future Bridge: A location for the future "bridge " is shown on page x, however, the north accessway and adjacent buildings on Parcels 2 & 3 do not appear to be designed to accommodate this.</p>		<p>Agree. Accessways aren't engaged with the sides of Bldgs 1, 2, 3. Consider unit entrances and stoops from accessways. Consider designing Tanner accessway to look and feel like ped space - paving, landscape, bollards, lighting that happens to allow vehicular access to garage. Grading, stairs, ADA ramps - all not currently resolved.</p> <p>Future bridge: design lid or garage to anticipate loading from bridge piers, stairs and likely an elevator pit that penetrates the garage structure. Need a preliminary design.</p>
A2: Emphasize Portland Themes		+/-	<p>Industrial past: Per the 2006 CM framework Plan, this site offers a unique opportunity to reuse the historic flour mill, a significant and iconic piece of Portland' industrial history.</p> <p>Building design may reflect industrial past. More information needed.</p>		<p>My sense is this sector of Willamette waterfront is creating a new context. Maritime industrial buildings and wharves are mostly gone. Presserving relics in open space is fine but re-establishing a vegetated riverbank for habitat is also good.</p>

A3: Respect the Portland Block Structures					
	A3-1: Provide Convenient Pedestrian Linkages	+/-	See A1-1		See A1-1. Tanner accessway is not <u>resolved</u>
A5: Enhance, Embellish & Identify Areas		-	Needs a much stronger response to special riverfront location. See A1-1 and A2		Planing the flour mill accessway for a future bridge landing can embellish this area
	A5-1: Reinforce Special Areas	-	Needs a much stronger response to special riverfront location. See A1-1 and A2		and create a special area tied to Field Park.
	A5-1-1: Reinforce the Identity of the Pearl District Neighborhood	-	Needs a much stronger response to special riverfront location. See A1-1 and A2		Size and orientation of the two accessways, setback from the river, landscaped embankment
	A5-1-5: Reinforce the Identity of the Waterfront Area	-	Needs a much stronger response to special riverfront location. See A1-1 and A2		- are all fairly even without hierarchy or emphasis - which makes it bland. Flour Mill accessway could be dominant if reconsidered.
	A5-3: Incorporate Water Features	-	Not enough information submitted to make a determination.		TBD
	A5-4: Integrate Works of Art	-	Not enough information submitted to make a determination.		TBD
A6: Re-use, Rehabilitate, Restore Buildings		-	See A2 – Flour mill as well as most of existing development on site removed except the sea walls.		
A9: Strengthen Gateways		-	Needs a much stronger response to special riverfront location. See A1-1 and A2		A future bridge is a significant opportunity. Even if it can't be funded today, connecting Field
	A9-1: Provide a Distinct Sense of Entry and Exit	-	Needs a much stronger response to special riverfront location. See A1-1 and A2		Park to the Greenway is a big move dating all the way back to early vision plans for the Pearl/ River District.

<p>C1: Enhance View Opportunities</p>	<p>+/-</p>	<p>View Corridors. Required view corridors infringed upon by docks and stairway accesses, and possibly by structured parking below. More activation of open areas needed from adjacent buildings on all sides.</p> <p>Communal terraces at Parcels 1 and 2 should have links to the Greenway. It is unclear how the Parcel 3 terrace is accessed and used.</p> <p>More individual terraces and balconies facing the river should be provided.</p> <p>Glazing. Generous glazing shown facing the river will be important to maintain as project develops.</p>		<p>Agree</p> <p>Agree</p> <p>Agree</p> <p>Floor to ceiling industrial sash windows on river side is a strong design response</p>
	<p>C1-1: Increase River View Opportunities</p>	<p>+/-</p>	<p>Needs a much stronger response to special riverfront location. See C1</p>	
<p>C4: Complement the Context of Existing Buildings</p>	<p>-</p>	<p>See A1-1 and A2.</p> <p>Building connections to adjacent accessways at southern & northern property lines should be strengthened.</p>		<p>Design response to the edges of Bldg 1 to Waterfront Pearl is underdeveloped. North edge of Bldg 3 to future development on next parcel should anticipate a greenway accessway that might be shared.</p>
<p>PUBLIC REALM</p>	<p>STAFF</p>		<p>COMMISSION</p>	
	<p>+ / -</p>	<p>Comments</p>	<p>+ / -</p>	<p>Comments</p>
<p>A4: Use Unifying Elements</p>	<p>+/-</p>	<p>Docks reference industrial past. More info needed on usability of publicly accessible open</p>		

		<p>areas. Buildings need a stronger relationship to the river.</p>		
A7: Establish and Maintain a Sense of Urban Enclosure				
A8: Contribute to a Vibrant Streetscape	+/-	<p>Accessway connections. Building connections to two main accessways as well as accessways at southern & northern property lines should be strengthened.</p> <p>Ground level height. The 15' high ground level from dock level creates a strong and robust building base which will be important to maintain as project develops.</p> <p>Docks. The docks respond to the flood level as well as the industrial past of the site. They also, however, can create barriers between the pedestrian level and the building uses inside.</p> <p>To create stronger connections to pedestrians at the most important locations (Naito and the 2 main accessways), locate street level retail or other public oriented uses at all four building corners facing the two main accessways, and shift the raised residential lobbies to midblock facing Naito.</p> <p>Retail units – size and orientation. The street level retail units at Parcels 1 and 2 will help activate Naito; however, they should also relate more strongly to the accessways they abut.</p> <p>The retail unit at Parcel 2 appears small, it may need to be larger and deeper to be viable.</p>		<p>Size and position of retail units is into a strong design response. Consider rethinking:</p> <ul style="list-style-type: none"> - move lobby entrance to mid-building/mid-block - collect retail spaces at corners of Bldgs 2 and 3 to flank flour mill accessway - provide stoop entrances along accessway to units once past these retail units <p>Docks along Naito are probably the right way to provide some privacy to residential units there and maintain ceiling height that allows for future flexibility of gr. flr. use</p> <p>A major conceptual change may be to consider two buildings instead of three. Provide the same number of units in two taller buildings, develop a more significant open space at the flour mill accessway with more space for the bridge landing, possibly a stand-alone retail/restaurant building facing Naito and flanking the open space; in the hierarchy, this would be the dominant open space.</p>

		<p><i>The small size as well as the mid-block, dock level location of retail unit at Parcel 3 makes it unviable.</i></p> <p>BOH. BOH elements should be minimized/shifted away from Naito and river frontage.</p> <p><i>Garage entries have been located away from Naito providing potential for better activation of the street.</i></p>		Agree, see above comments
	A8-1: Design Fences, Walls, and Gateways to be Seen Over			
B1: Reinforce and Enhance the Pedestrian System		-	See A8.	
	B1-1: Provide Human Scale to Buildings Along Walkways	-	See A8.	
B2: Protect the Pedestrian		-	See A8	
B3: Bridge Pedestrian Obstacles				Come back to DC with much more detailed development of
B4: Provide Stopping and Viewing Places		-	See A1 and A8 above.	the site plan - riverfront greenway, accessways, Naito streetscape, etc. I would be
B5: Make Plazas, Parks & Open Space Successful		-	See A1 and A8 above.	willing to see retail removed from Bldg 1 if a stronger retail node can be created around the
	B5-1: Recognize the Roles of the Tanner Creek Parks	-	Not enough information submitted to make a determination.	corners of Bldgs 2 and 3 facing Naito and flanking the flour mill accessway and including a
B6: Develop Weather Protection		-	As mentioned under A8, Naito as well as the 2 main accessways would be better activated if street level retail were located at all 4 building corners. The weather protection could then wrap the corners providing pedestrian cover into the accessways as well as Naito.	much stronger design for that accessway that anticipates a ped bridge with a graceful landing. Think of pedestrians strolling from Fields Park, over the bridge, landing in the accessway as they move to the greenway trail and go north or south from there.

			<i>It will be important that below-grade parking does not interfere with the river connections at the accessways, including the ramping and stair systems</i>		To be developed
C3: Respect Architectural Integrity					
	C3-1: Integrate Parking	+/-	<i>Parking is located below-grade level at Naito. However, the solid walls will be exposed on other sides, including facing the greenway.</i> <i>It will be important that below-grade parking does not interfere with the river connections at the accessways, including the ramping and stair systems</i>		<i>Parking location and access are strong responses.</i> <i>View of walls can be resolved with landscaping</i>
C6: Develop Transitions Between Buildings & Public Spaces					
		+/-	<i>The dock level provides a transition from the public to the residential level.</i> <i>It makes sense for the retail to be at the street level and lobbies and residential to be up at the dock level, and the retail in Parcel 3 should be shifted to the corner at the accessway and dropped to the street level.</i>		<i>Agree</i> <i>See comments at B-3, B-4, B-5</i>
C7: Design Corners that Build Active Intersections					
		+/-	<i>Naito as well as the 2 main accessways would be better activated if street level retail or other public facing use were located at all 4 building corners and the residential lobbies, which are up at dock level, were to be all located midblock facing Naito.</i>		<i>Size and orientation of the two accessways, setback from the river, landscaped embankment</i> <i>See comments at B-3, B-4, B-5</i>
C8: Differentiate the Sidewalk Level of Buildings					
					<i>See comments at B-3, B-4, B-5</i>
C9: Develop Flexible Sidewalk Level Spaces					
		-	<i>See A8 and C7 above.</i>		

			<i>Parking is internalized & some associated BOH elements are on the east-west accessways. BOH facing Naito and/ or river should be minimized.</i>		<i>Refine the site design per comments above</i>
	<i>C9-1: Reduce the Impact of Residential Unit Garages on Pedestrians</i>	<i>+/-</i>	<i>At accessways, driveway and below grade parking may interfere with quality of these important publicly accessible spaces.</i>		
	C10: Integrate Encroachments	<i>+/-</i>	<i>Parking is located below the future bridge landing location, which will preclude a future bridge.</i>		TBDesigned
	C11: Integrate Roofs and Use Rooftops		<i>Not enough information submitted to make a determination.</i>		TBDesigned
	C12: Integrate Exterior Lighting		<i>Not enough information submitted to make a determination.</i>		TBDesigned
	C13: Integrate Signs		<i>Not enough information submitted to make a determination.</i>		TBDesigned
	QUALITY AND PERMANENCE	STAFF		COMMISSION	
		<i>+ / -</i>	<i>Comments</i>	<i>+ / -</i>	<i>Comments</i>
	C2: Promote Permanence & Quality in Design		<i>Not enough information submitted to make a determination.</i>		TBDesigned
	C5: Design for Coherency		<i>Not enough information submitted to make a determination.</i>		

Attachments: Drawings dated 9/8/2023



City of Portland

Design Commission

Design Advice Request

EA 23-069476 DA

Centennial Mills

1362 NW Naito

September 21, 2023

Staff Presentation

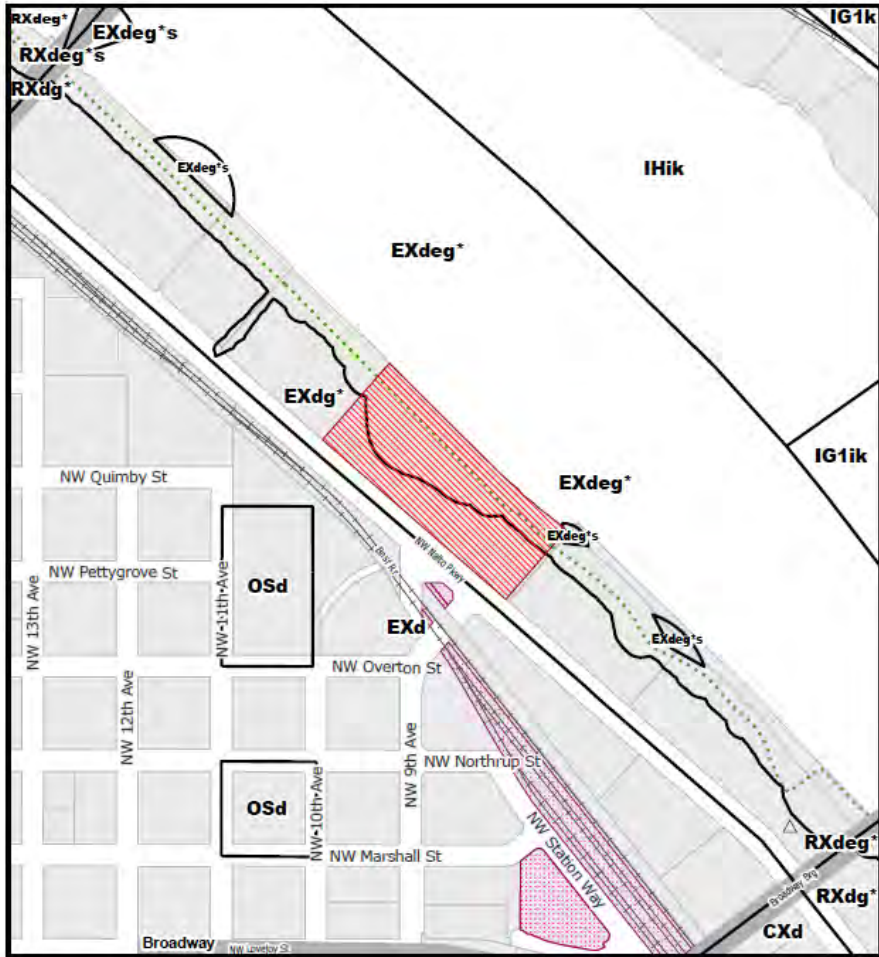
Staff Introduction

Applicant Presentation

Staff Discussion Topics

Public Comments

Commission Discussion



Location:

Central City Plan District,
Pearl Subdistrict

Base Zone:

Ex d, e, g*, s

Central Employment with:

- Design overlay
- Environmental overlay
- River General overlay
- Scenic overlay

Approval Criteria:

- Central City Fundamental Design Guidelines
- River District Design Guidelines

Height:

100' max base,
250' max with bonus
75' proposed

Floor Area Ratio:

2:1 base,
5:1 max with 3:1 bonus for
inclusionary housing,
Unlimited FAR transfers
1.8:1 proposed

Site Challenges:

- Flood Plane
- Environmental Overlay/ TOB
- BES Easement
- Slope from Naito
- Waterfront Trail
- Zoning restrictions



Site and Immediate Vicinity



Waterfront
Pearl

NW 9th
Ave

The Fields
Park

NW Naito Pkwy

Greenway Trail

1362 NW Naito Pkwy

Willamette River

Site and Immediate Vicinity



The Fields
Park

Waterfront
Pearl

NW 9th Ave

Greenway Trail

Willamette River

1362 NW Naito Pkwy

Site and Immediate Vicinity







Site History



Site Considerations include:

1. Top of Bank.
2. Tanner Springs Outfall Easement.
3. Future Bridge across Naito:
4. Flood Hazards:



Site Considerations include: #1 Top of Bank.





Site Considerations include: #2 Tanner Springs Outfall Easement.





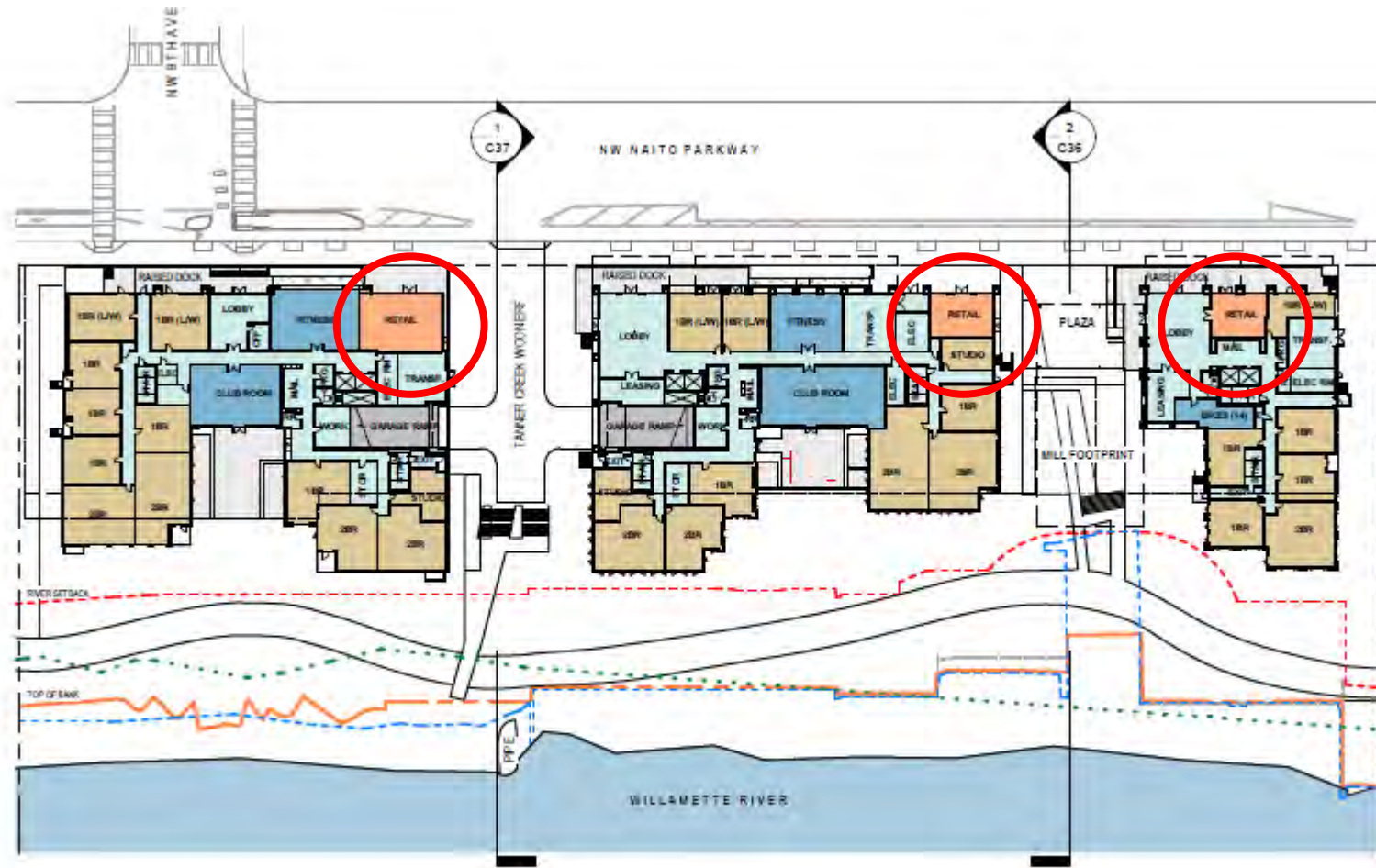
Site Considerations include: #3 Future Bridge across Naito:





Site Considerations include:

#4 Flood Hazards:





Three 5+-story mixed-use buildings:

- 277 housing units
- 3 retail units (4,100 sf)
- 244 structured parking stalls
- Ground floor residential amenity spaces, residential units, central courtyards facing river





Three 5+-story mixed-use buildings:

- 277 housing units
- 3 retail units (4,100 sf)
- 244 structured parking stalls
- Ground floor residential amenity spaces, residential units, central courtyards facing river





Open Areas:

- Greenway trail extension
- Publicly accessible open areas between Naito and greenway



Modifications may include:

Ground Floor Windows (33.510.220):

Not yet quantified, however, requirement is for:

- 60% non-dwelling unit facades facing Naito.
- 40% non-dwelling unit facades facing all other publicly accessible open spaces.
- For dwelling units facades, the regulations of 33.130.230.B.4 apply.



Adjustments may include:

Parking and Loading Access (33.510.263.B.2):

- Motor vehicle access not allowed from a Major City Bikeway in the Central City Plan District.

Staff Introduction

Applicant Presentation

Staff Discussion Topics

Public Comments

Commission Discussion

Staff Introduction

Applicant Presentation

Staff Discussion Topics

Public Comments

Commission Discussion

Context:

1. Response to the river (buildings and open spaces)
2. Relationship to the surrounding area (to 9th and bridge)
3. Reinforcement of industrial identity (mill, buildings and river)

Public Realm

1. Quality & usability of open spaces (river & plaza/s)
2. Ground floor activation (& weather protection)
3. Minimize impact of vehicles and services

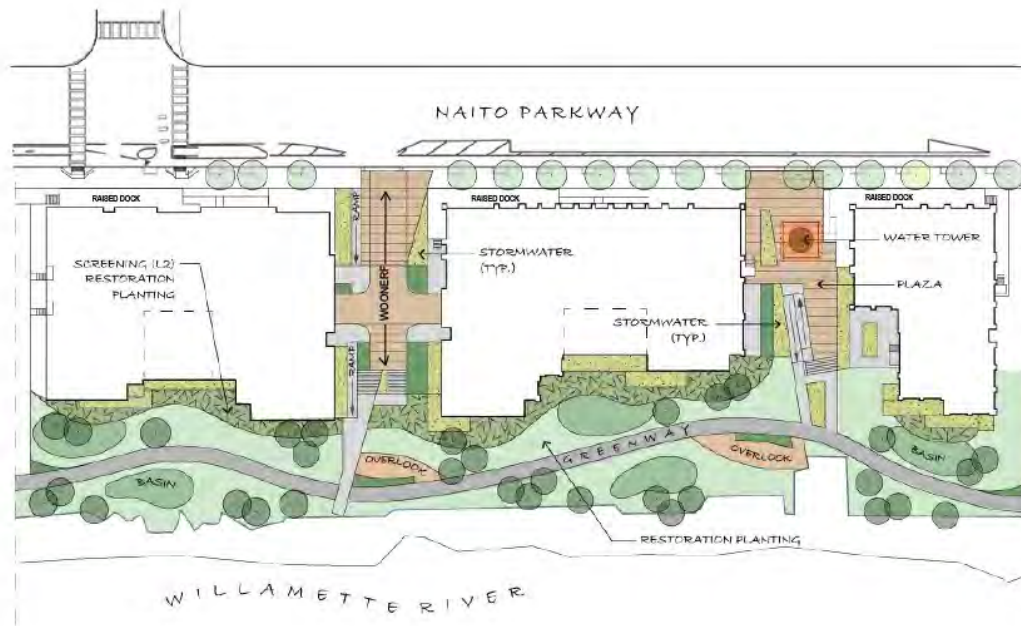
Quality & Permanence:

1. Coherency of building compositions
2. Materials

Context:

#1 Response to the river:

- buildings
- open spaces



Context:

#1 Response to the river:

- buildings
- open spaces



Context:

#1 Response to the river:

- buildings
- open spaces



Entrances facing open areas

Context:

#1 Response to the river:

- buildings
- open spaces



Embracing the river

EA 23-069476 DA, Exhibit G.6

Context:

#1 Response to the river:

- buildings
- open spaces



Activating open spaces
EA 23-069476 DA, Exhibit G.6

Context:

#1 Response to the river: -

- buildings
- open spaces



Shared paved areas
EA 23-069476 DA, Exhibit G.6

Context:

#1 Response to the river:

- buildings
- open spaces



Shared paved areas
EA 23-069476 DA, Exhibit G.6

Context:

#2 Relationship to the surrounding area:

- Naito at 9th
- Bridge location



Context:

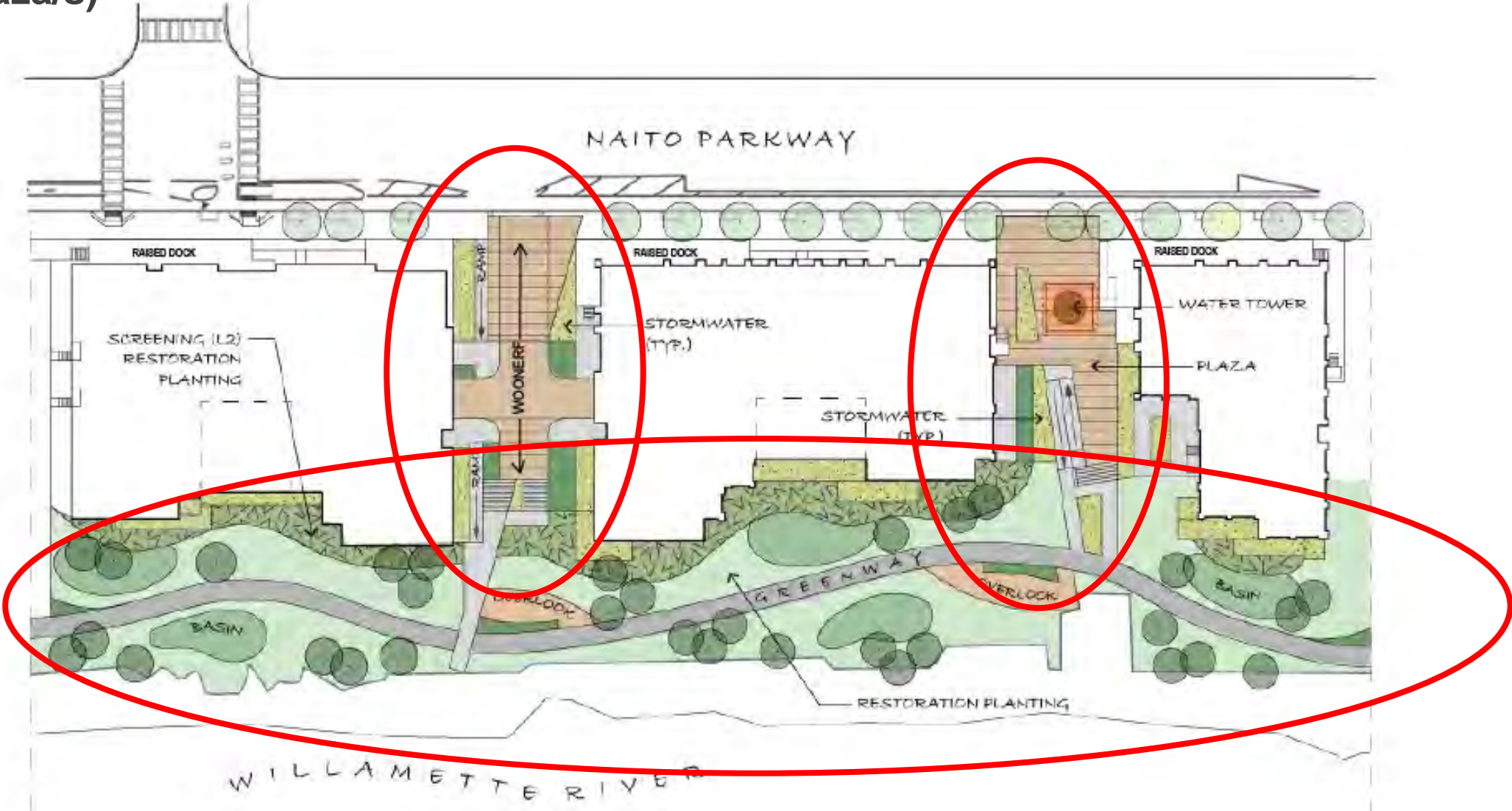
#3 Reinforcement of industrial identity.

- Removal of Flour Mill
- Building design
- Response to river



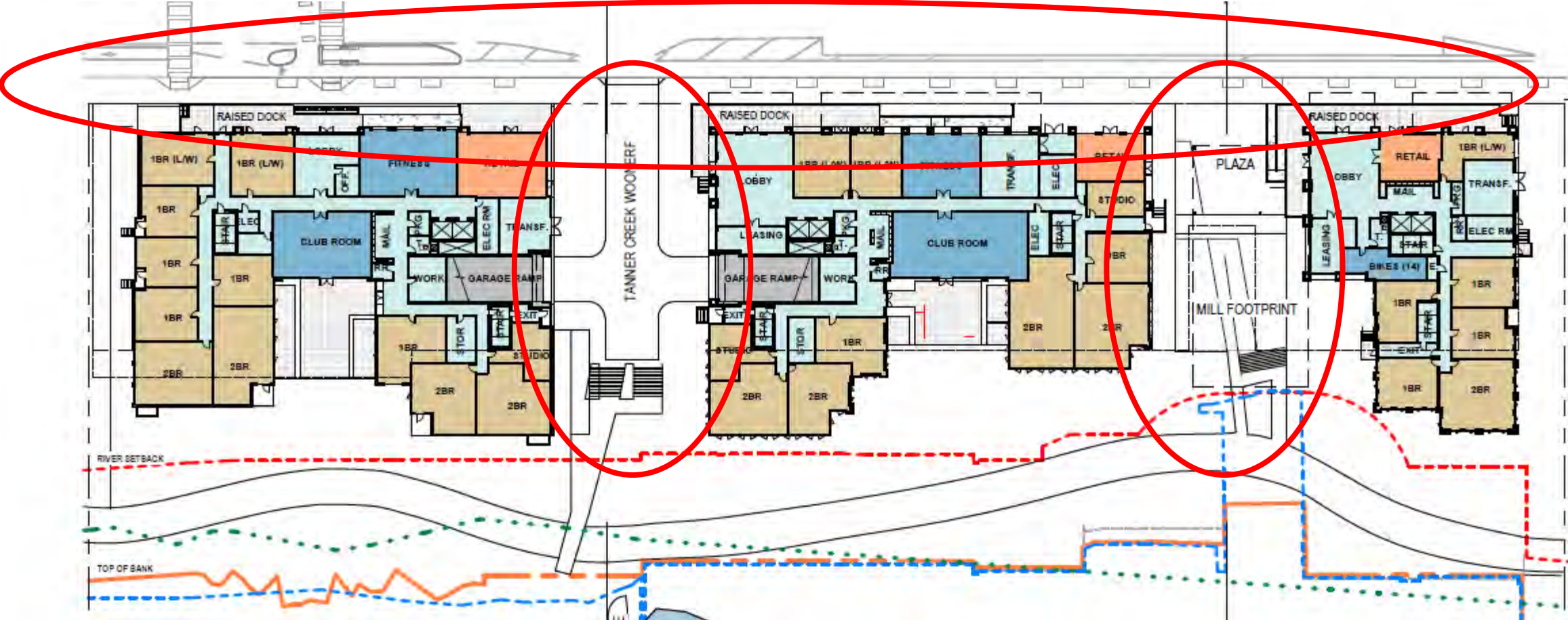
Public Realm

#1 Quality & usability of open spaces
(river & plaza/s)



Public Realm

#2 Ground floor
activation (& weather
protection)



Public Realm

#3 Minimize impact of vehicles and services



Quality & Permanence:

#1 Coherency of building compositions

#2 Materials



Quality & Permanence:

#1 Coherency of building compositions

#2 Materials



PARCEL 1

← TANNER WOONERF →

PARCEL 2

← PLAZA →

PARCEL 3

EA 23-069476 DA, Exhibit G.6

Quality & Permanence:

#1 Coherency of building compositions

#2 Materials



Quality & Permanence:

#1 Coherency of building compositions

#2 Materials



Quality & Permanence:

#1 Coherency of building compositions

#2 Materials



Staff Introduction

Applicant Presentation

Staff Discussion Topics

Public Comments

Commission Discussion

Public Comments

PDNA:

- Feasible Bridge Landing
- Access and Views of the River
- Capturing History
- Respectful Architecture

Others:

- Support of proposal at five stories and provision of greenway and view corridors.
- Concern with lack of public facilities proposed.
- Concern with lack of accommodation of future bridge access.
- Support of adequate parking

Staff Introduction

Applicant Presentation

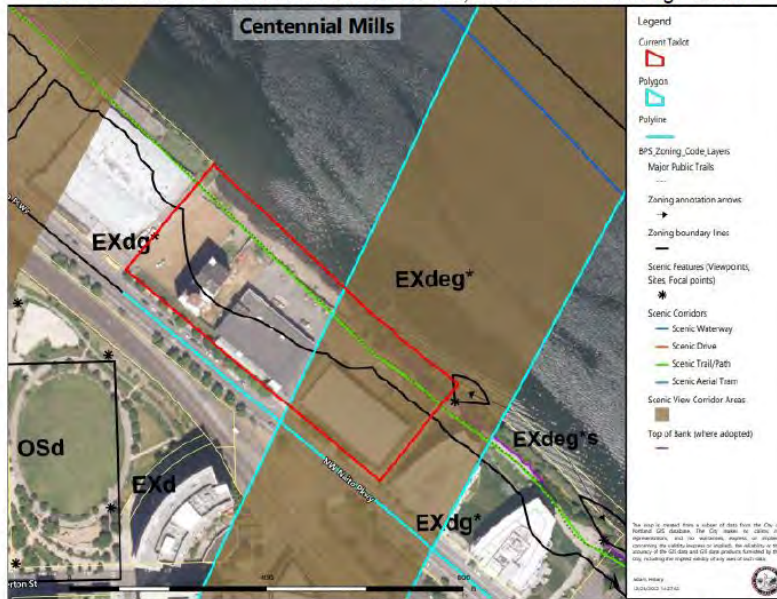
Staff Discussion Topics

Public Comments

Commission Discussion

Extra Slides

- e. Confirm CC-SW24 View Corridor overlay on the south portion of the site
- i. Any height restrictions on site because of this View Corridor? *Response: Yes, there is a view corridor indicated at the south end of the site, as shown in the image below.*



Per 33.510.210.B, if the site is not eligible for height increase, then projections above the height in Map 510-3 (100') are prohibited. This site is eligible for height increases, so this prohibition does not apply. The projections listed in 33.510.210.B are not allowed to extend beyond the maximum height noted on Map 510-4 (250')

Confirm CC-SW24 View Corridor overlay on the south portion of the site

i. Any height restrictions on site because of this View Corridor? *Response: Yes, there is a view corridor indicated at the south end of the site, as shown in the image below.*

Per 33.510.210.B, if the site is not eligible for height increase, then projections above the height in Map 510-3 (100') are prohibited. This site is eligible for height increases, so this prohibition does not apply. The projections listed in 33.510.210.B are not allowed to extend beyond the maximum height noted on Map 510-4 (250').

Because the three proposed buildings are all mixed-use, do the disturbance area criteria for residential structures in 33.475.440.O apply? *Response: As noted in the River Overlay Zone sections above, 33.475.440.O only applies to residential structures and does not apply to mixed-use buildings.*



*“This framework plan is the result of a six-month public process stemming from City Council Resolution #36320, which directed the Portland Development Commission (PDC) and the Bureau of Planning (BOP) to work with interested stakeholders to **develop a ‘comprehensive plan’ for the Centennial Mills site.***

This plan clarifies and presents the public’s interests in, and aspirations for, the site. It does not propose a specific redevelopment scheme for the property. Rather, it outlines the various opportunities and constraints on the site, lays out five Redevelopment Principles and associated objectives, and presents a series of images and text describing innovative treatments and ideas for the site.”

Providing Open Space...



As a four-acre, riverfront site that lies at the intersection of the River District parks and the Willamette Greenway, Centennial Mills provides the prospect for building upon **Portland's waterfront / greenway open space system** and for complementing the strong series of signature parks and open spaces that define the Central City.

Capturing History...



Because of its waterfront location and the fact that many of its structures, including its wharf, are largely intact, Centennial Mills offers a unique opportunity to creatively **re-use significant and iconic pieces of Portland's industrial and maritime history**. It also affords the chance to once again activate the river's edge with water-related uses.

Defining Community Focal Points...



Centennial Mills offers the potential to blend historic structures and high-quality open spaces with **new uses and cultural amenities**. Given these attributes, and its relationship to the River District and the Willamette, Centennial Mills stands poised to become the type of high-quality urban place that will bolster Portland's identity as one of the most livable cities in the United States.

Embracing Sustainability...



Redevelopment on the site provides a chance to employ the type of innovative development features that have made Portland a national leader in **sustainability, green building, and progressive urban planning**.

Strengthening Connections...



The site lies at the intersection of the Willamette River and the River District, offering the opportunity to develop the site as **a strong link between the two and as an important node along the Willamette Greenway Trail**.

* photo: Portland Ground



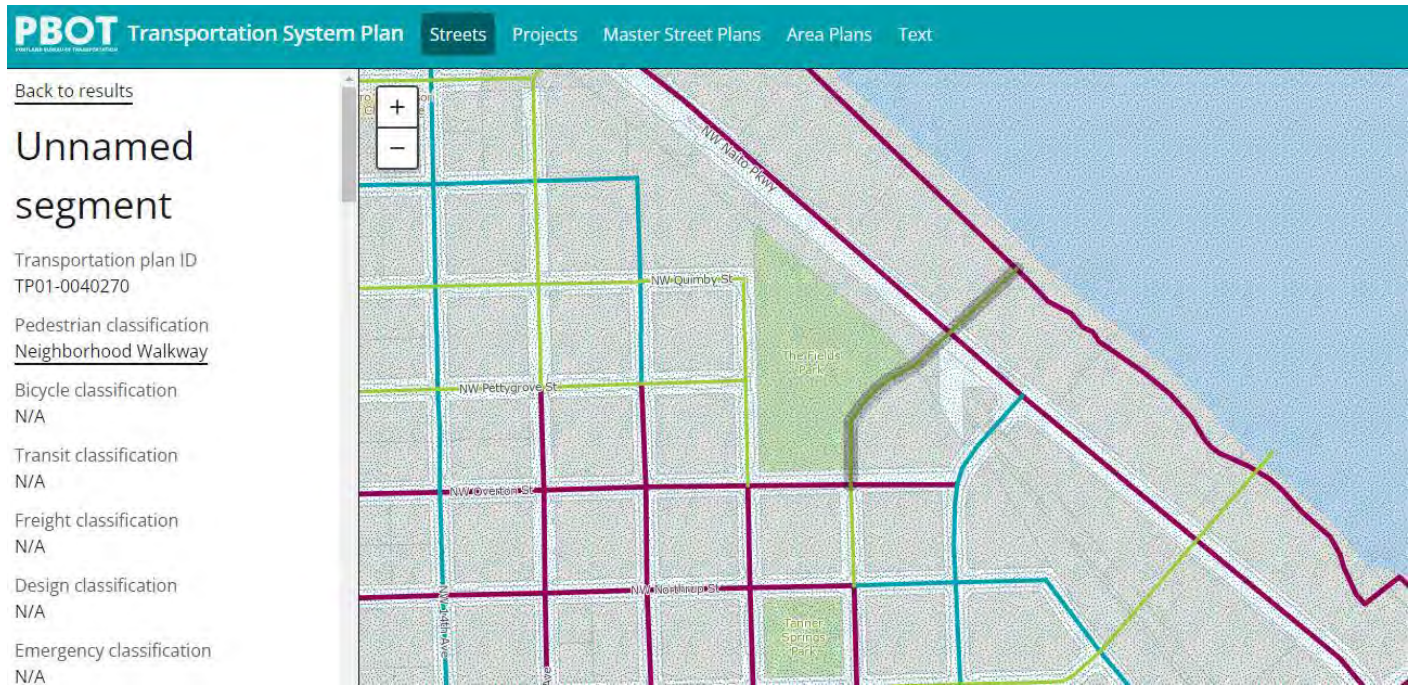
Pedestrian Connection across Naito

Planning Documents:

- River District Right-of-Way Standards (Adopted 2020, Ordinance 189932)
- North Pearl District Plan (Adopted 2008, Ordinance 182319)
- Centennial Mills Framework Plan (Adopted 2006)

20235 Comprehensive Plan

- Transportation Systems Plan – Shows a pedestrian connection in this location as an identified Neighborhood Walkway.





TOB as shown would require a Greenway Goal Exception

Bridge-

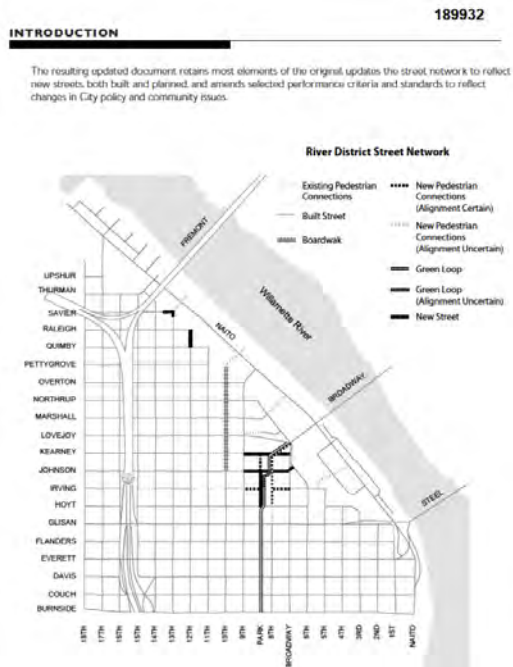
- **BPS sound bite**
- **PBOT**
- **Have you considered to opportunity to land a bridge, as envisioned.**



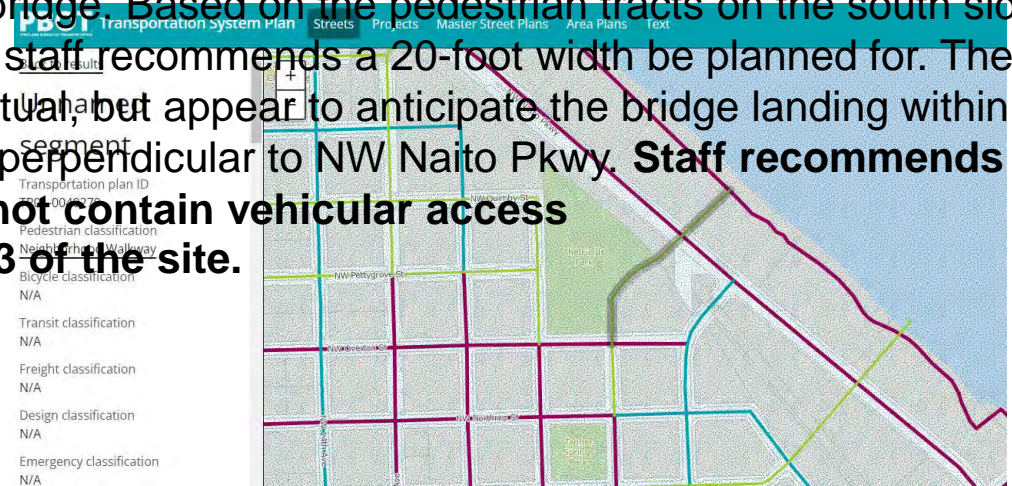
Pedestrian Connection across Naito

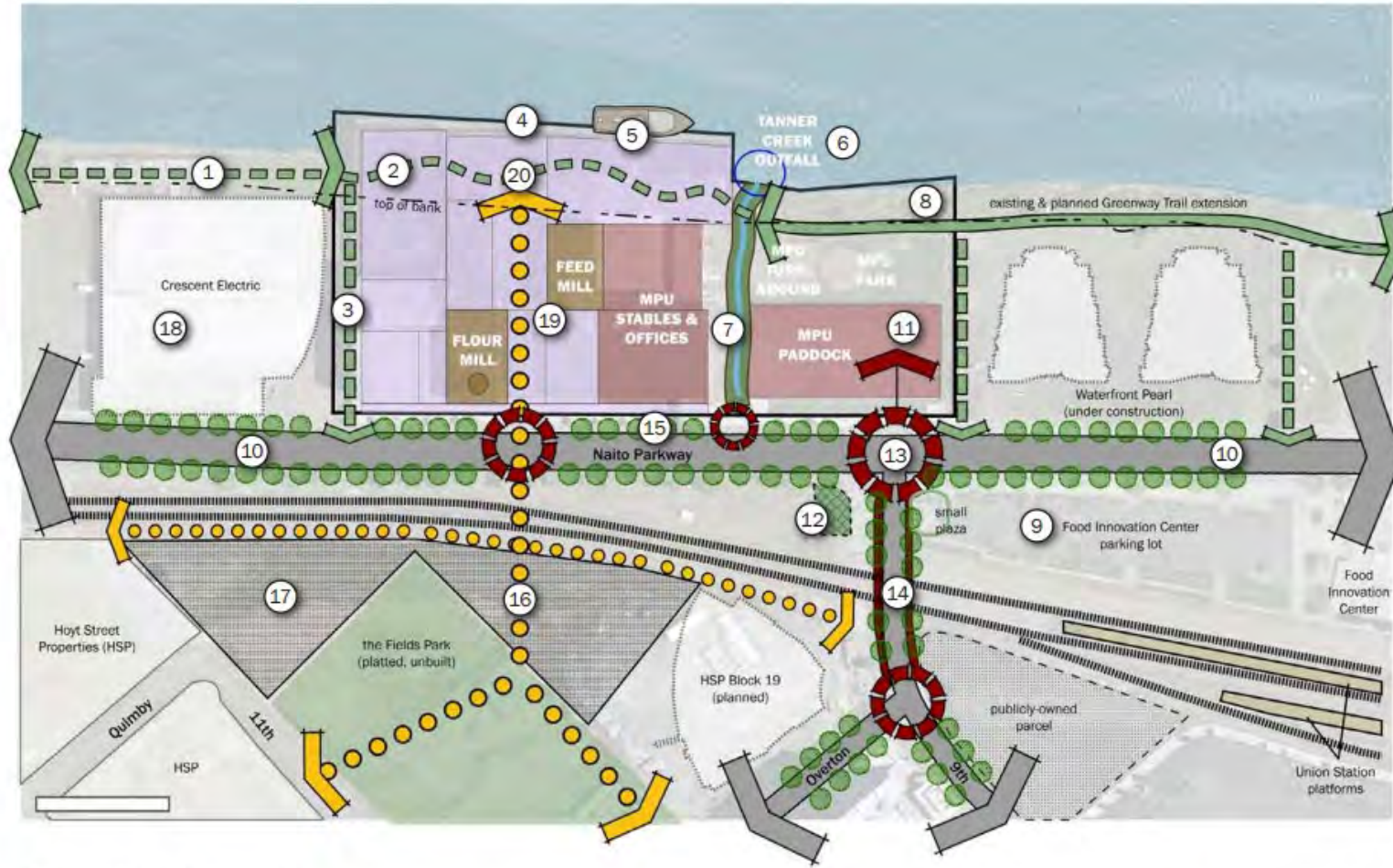
- River District Right-of-Way Standards (Adopted 2020, Ordinance 189932)
- North Pearl District Plan (2008)
- Centennial Mills Framework Plan (2006)

Additionally, the pedestrian connection is identified as a Neighborhood Walkway in the TSP.



The proposal will need to leave adequate space on site so that a future pedestrian connection is not precluded. The bridge landing should be outside of the sidewalk corridor on Natio Pwky. It is anticipated that an easement will be required to ensure future construction of a bridge landing is feasible. It is not entirely clear what width will be needed to accommodate the future bridge. Based on the pedestrian tracts on the south side of Naito being 20-feet in width, staff recommends a 20-foot width be planned for. The bridge concepts to date are conceptual, but appear to anticipate the bridge landing within the northwesterly 1/3 of the site perpendicular to NW Naito Pkwy. **Staff recommends the de clear easement that does not contain vehicular access within the northwestern 1/3 of the site.**





Centennial Mills Framework Plan
SITE OPPORTUNITIES & CONSTRAINTS



Site Opportunities & Constraints

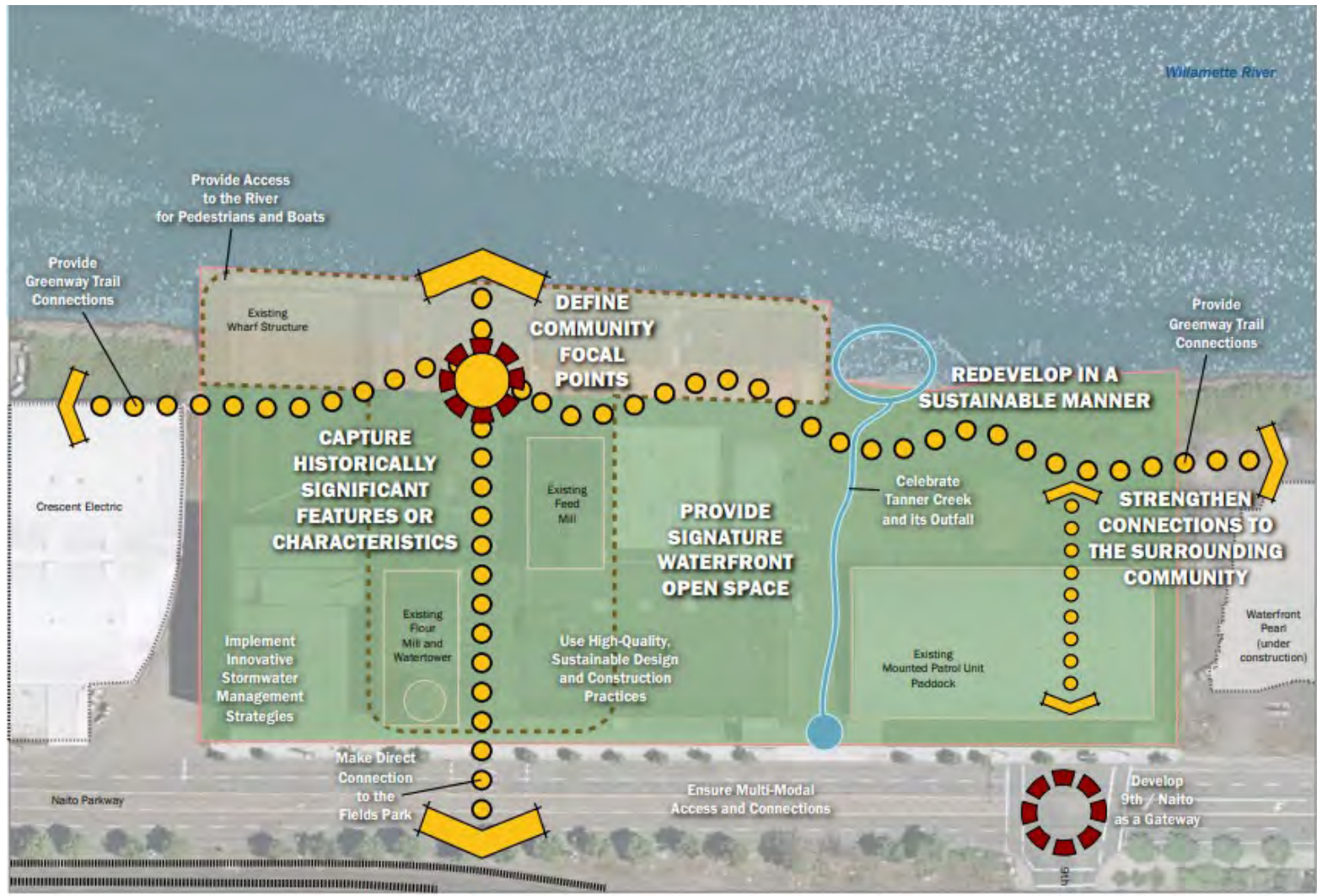
The Centennial Mills site contains unique opportunities within the city limits of Portland, and it is this collection of opportunities that have captured the public's imagination in recent years. Significant redevelopment opportunities along Portland's waterfront are rare. South Waterfront is largely planned out, the Central Eastside is segregated from the Willamette by a freeway, and areas to the north are largely industrial. Centennial Mills is a four-acre parcel in public ownership on the Willamette River, and as such demands special consideration. Its sprawling mill buildings and iconic water tower are hallmarks of an industrial heritage that has all but faded from the city's memory. Its **riverfront location** and distinctive wharf structure present amazing potential to provide public access to the Willamette River. And its location at the northern end of the River District and adjacency to Downtown mean that it could support any number of public amenities. In short, Centennial Mills is a site like no other, and its redevelopment must benefit the city's residents immensely.

The collection of buildings at Centennial Mills represents the city's history with the grain milling industry. Some of the structures may be ripe for another of Portland's successful adaptive re-uses, while others may not, in the end, be salvageable. Perhaps entire buildings will be saved, perhaps just an occasional façade or piece of machinery or palette of materials. Regardless of what the final development may look like, though, this motley collection of concrete and wood-frame buildings, mills and warehouses, docks and wharf structures present a special opportunity for Portland to celebrate its **industrial heritage** – and to explore interesting combinations of both old and new architecture.

Centennial Mills stands to be the next great development in a growing string of westside **riverfront attractions** that begins at South Waterfront and marches north through RiverPlace, Waterfront Park, Salmon Street Springs, and Saturday Market. Centennial Mills has the further distinction of containing both a major wharf system and the outfall for Tanner Creek, the oft-imagined but seldom seen tributary of the Willamette. Centennial Mills, then, offers the possibility to improve an important stretch of the Willamette River for fish and wildlife, to celebrate Tanner Creek, to emphasize stormwater as a resource, and to provide high-quality access to Portland's waterfront. Centennial Mills is also envisioned to be the northern terminus of the River District's parks (Jamison Square, Tanner Springs, and The Fields (proposed)).

Potential **development programs** for the site must be considered in this context – as complementing the various districts and uses that surround them. But, as with most former industrial sites, there are significant constraints. Above all, the site and its buildings may be limited by the financial realities of rehabilitation. (Nothing is impossible; it simply becomes a question of expense.) More specific opportunities and constraints are illustrated and annotated on the following pages.

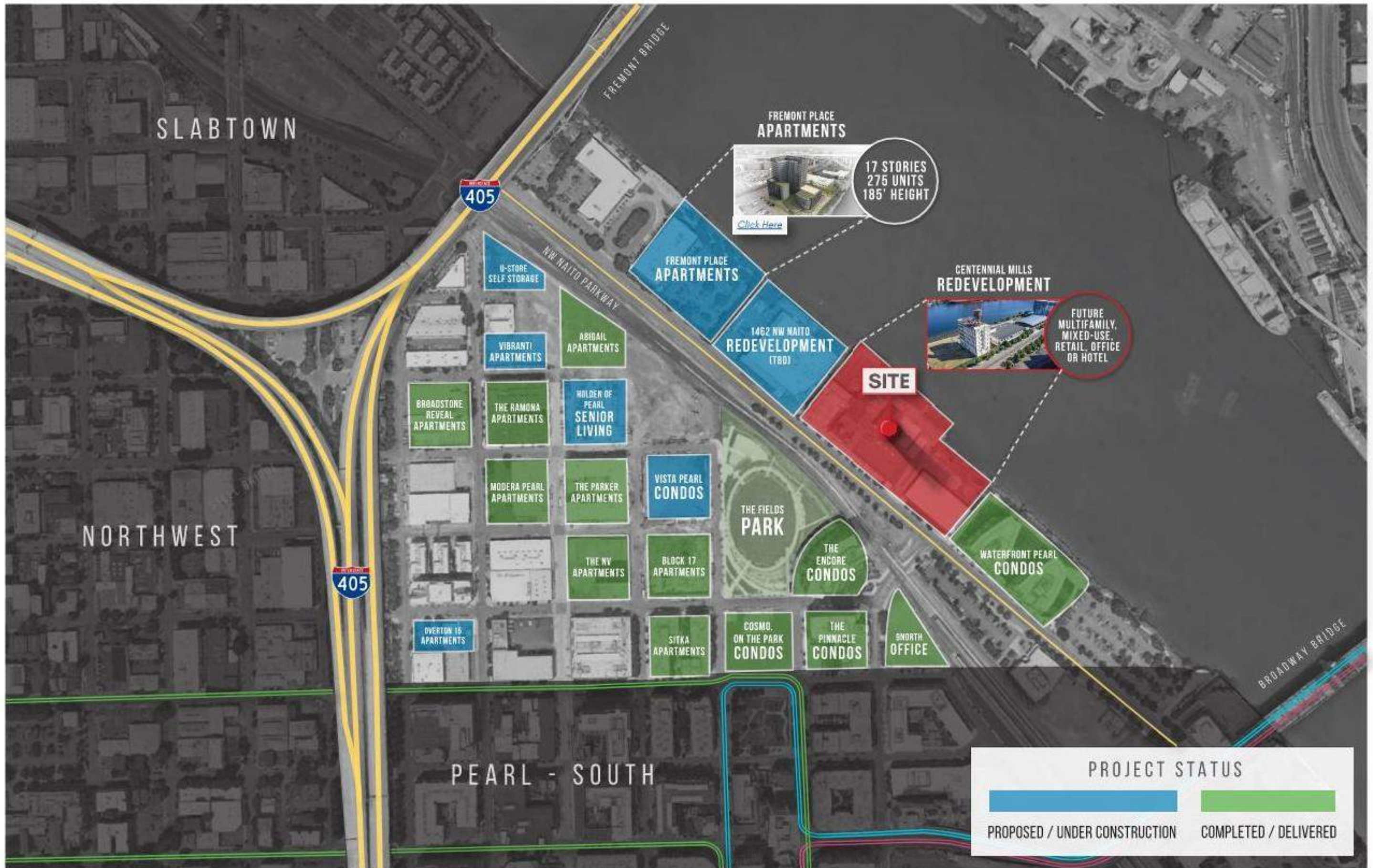


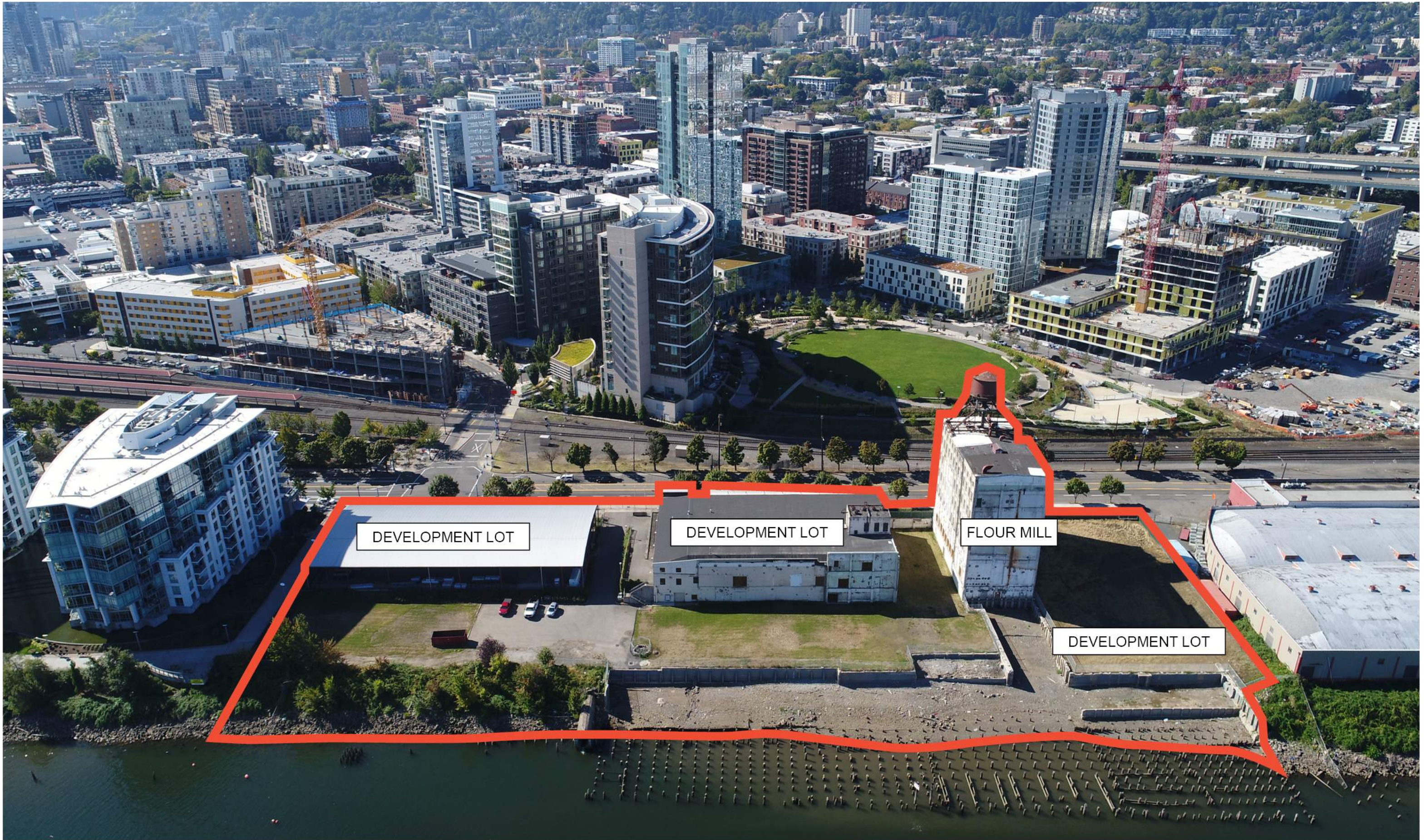


Centennial Mills Framework Plan **CRITICAL COMPONENTS**













FLOUR MILL TRAIN OFFLOADING DOCK



FLOUR MILL RIVER PORT



CURRENT SITE CONDITION



FLOUR MILL INTERIOR CONDITION



FLOUR MILL INTERIOR CONDITION



FLOUR MILL INTERIOR CONDITION

Providing Open Space...



As a four-acre, riverfront site that lies at the intersection of the River District parks and the Willamette Greenway, Centennial Mills provides the prospect for building upon **Portland's waterfront / greenway open space system** and for complementing the strong series of signature parks and open spaces that define the Central City.

Capturing History...



Because of its waterfront location and the fact that many of its structures, including its wharf, are largely intact, Centennial Mills offers a unique opportunity to creatively **re-use significant and iconic pieces of Portland's industrial and maritime history**. It also affords the chance to once again activate the river's edge with water-related uses.

Defining Community Focal Points...



Centennial Mills offers the potential to blend historic structures and high-quality open spaces with **new uses and cultural amenities**. Given these attributes, and its relationship to the River District and the Willamette, Centennial Mills stands poised to become the type of high-quality urban place that will bolster Portland's identity as one of the most livable cities in the United States.

Embracing Sustainability...



Redevelopment on the site provides a chance to employ the type of innovative development features that have made Portland a national leader in **sustainability, green building, and progressive urban planning**.

Strengthening Connections...

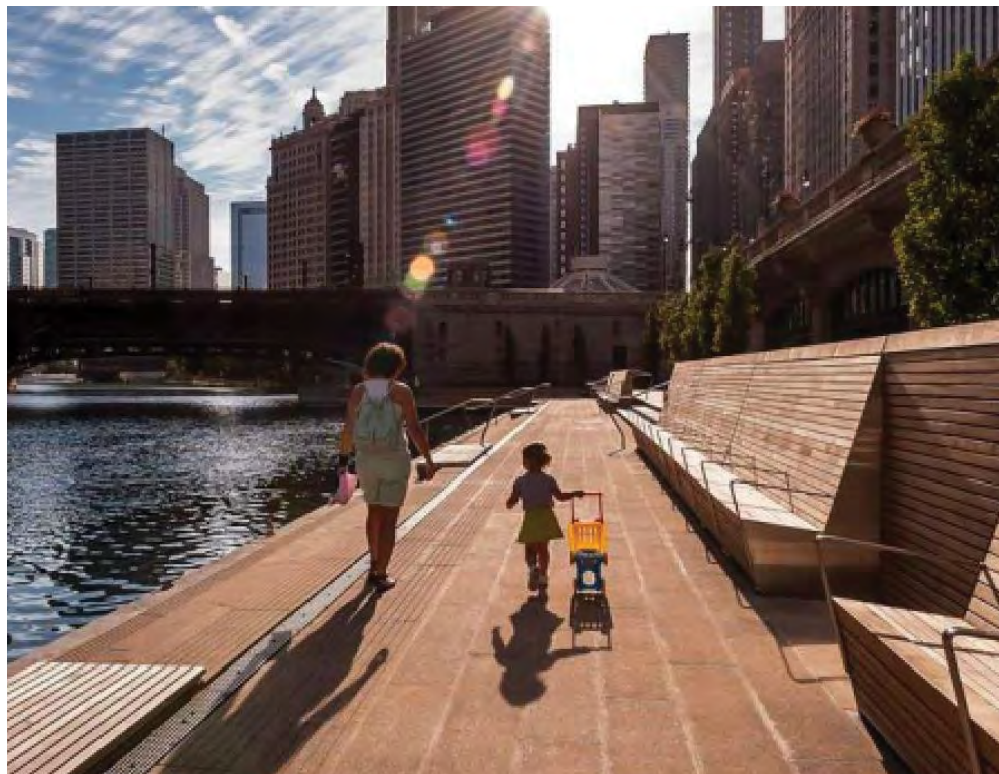
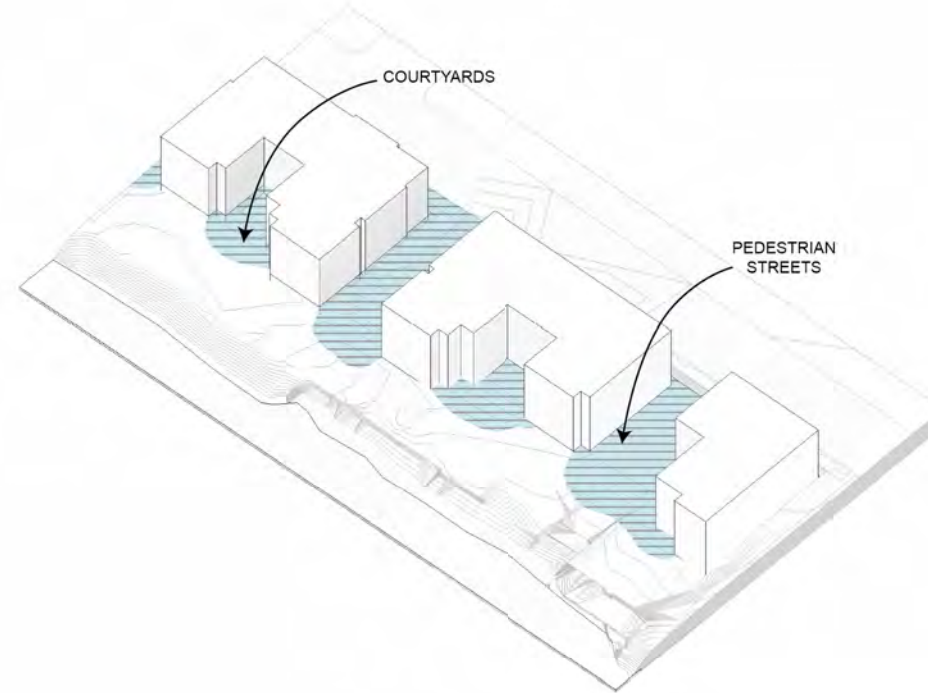


The site lies at the intersection of the Willamette River and the River District, offering the opportunity to develop the site as a **strong link between the two and as an important node along the Willamette Greenway Trail**.

* photo: Portland Ground

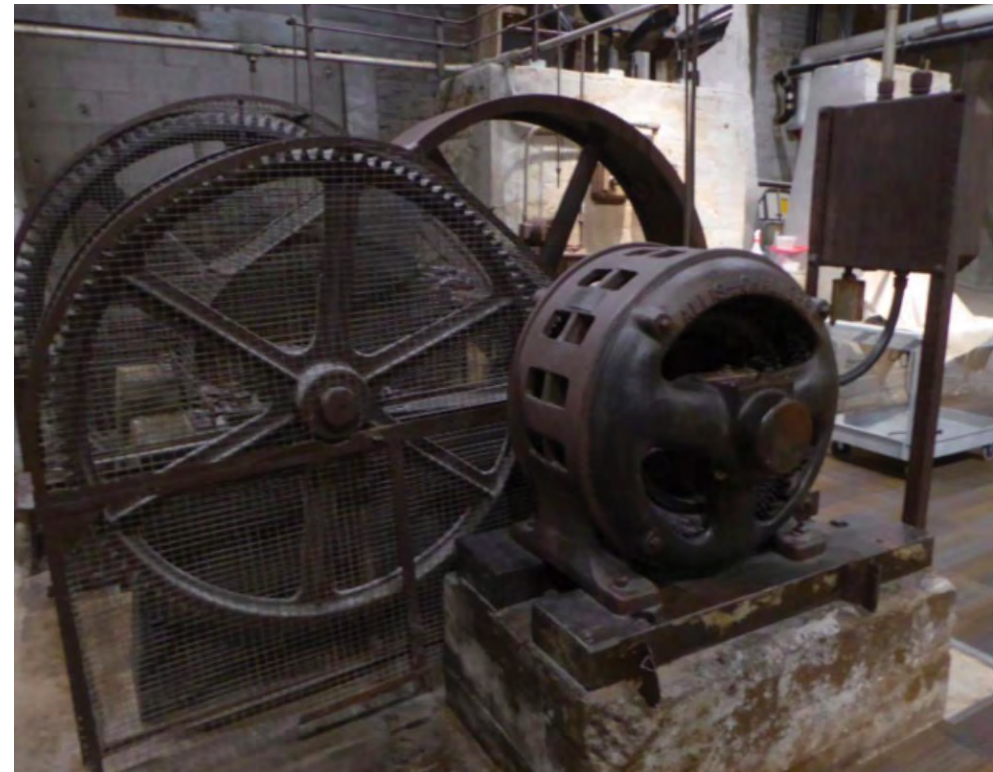
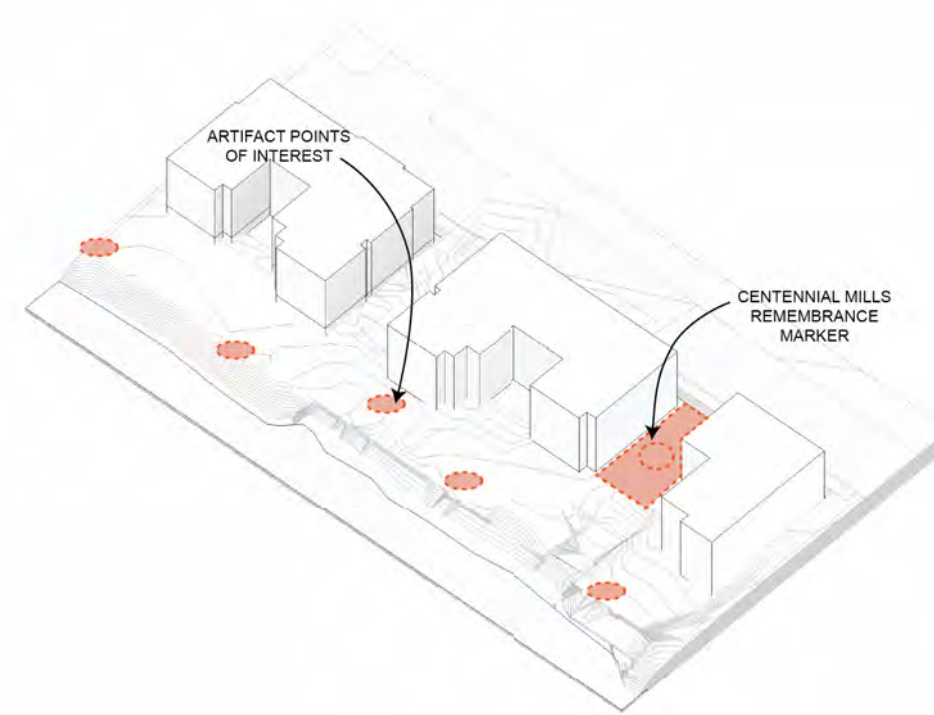
PROVIDING OPEN SPACE

- INTEGRATE GREENWAY TRAIL ON SITE
- PROVIDE GROUND LEVEL AND ELEVATED COURTYARD LEVEL OUTDOOR SPACES WITH VIEWS TO THE RIVER



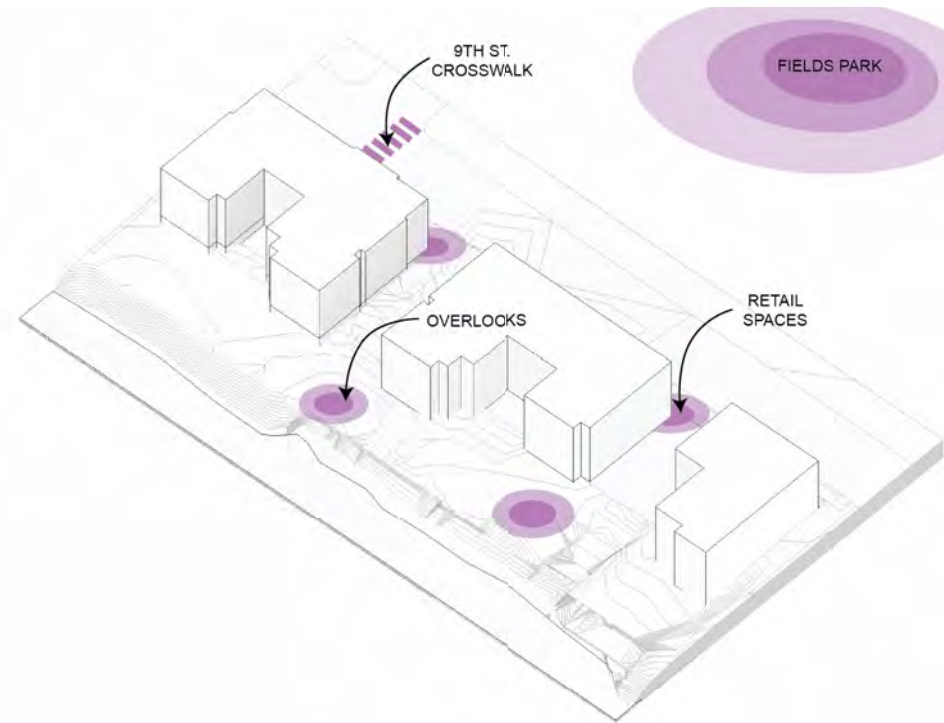
CAPTURE HISTORY

- REUSE EXISTING MATERIALS AND EQUIPMENT.
- SYMBOLICALLY REPRESENT WATERFRONT INDUSTRY.
- REFLECT SITES HISTORY AS 'WORKING WATERFRONT'.



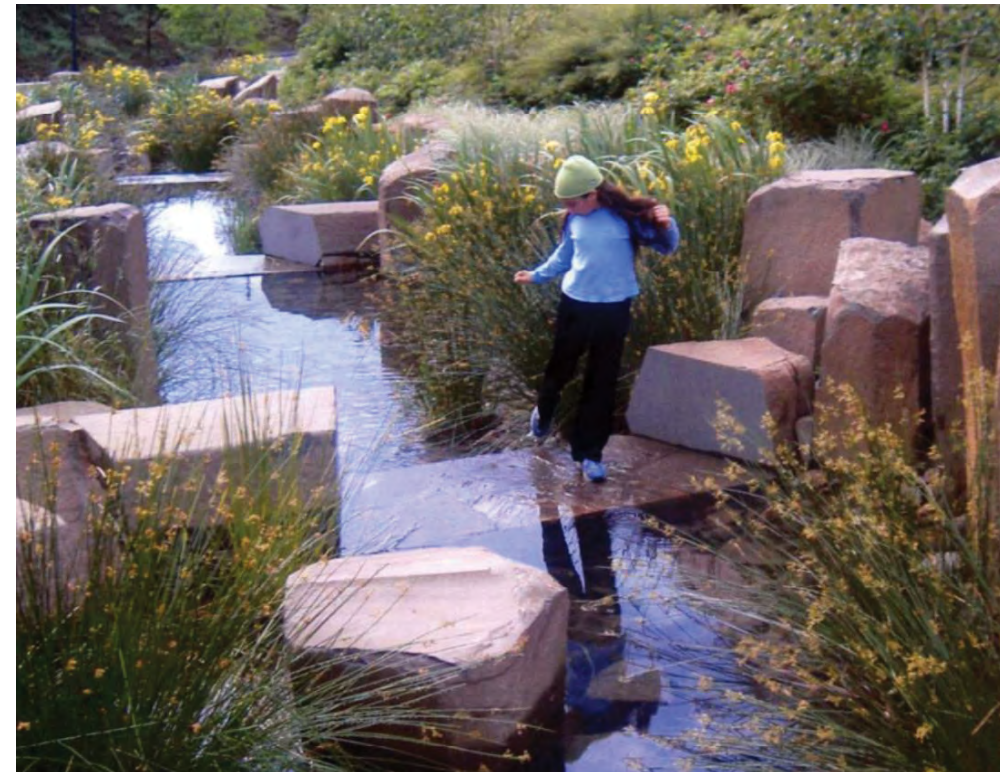
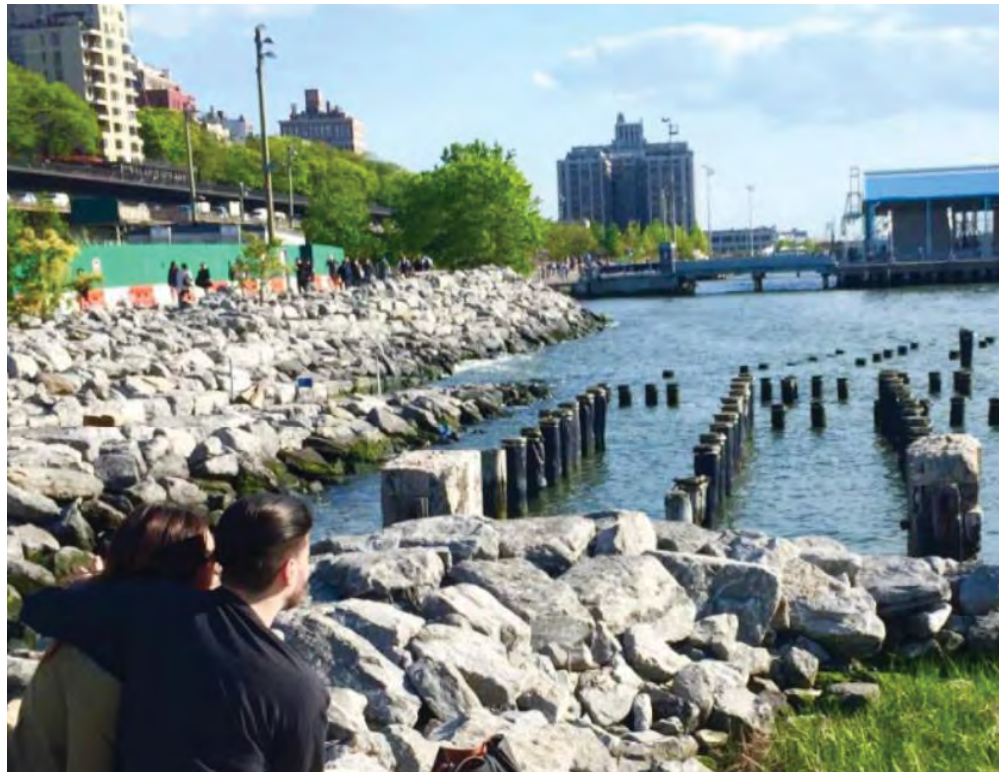
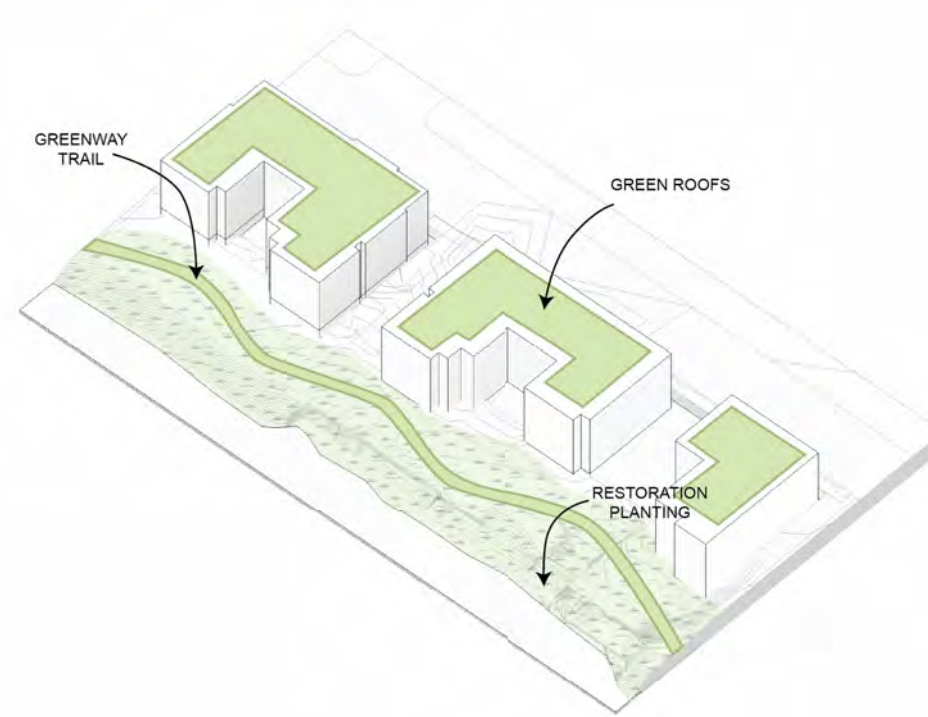
COMMUNITY FOCAL POINT

- DEVELOP DISTINCTIVE DESIGN AND PROGRAM THAT REFLECTS THE SITE'S RIVERFRONT LOCATION.
- INCORPORATE A PUBLIC AMENITY.
- ACTIVATE USES ALONG THE SITE'S EDGES.



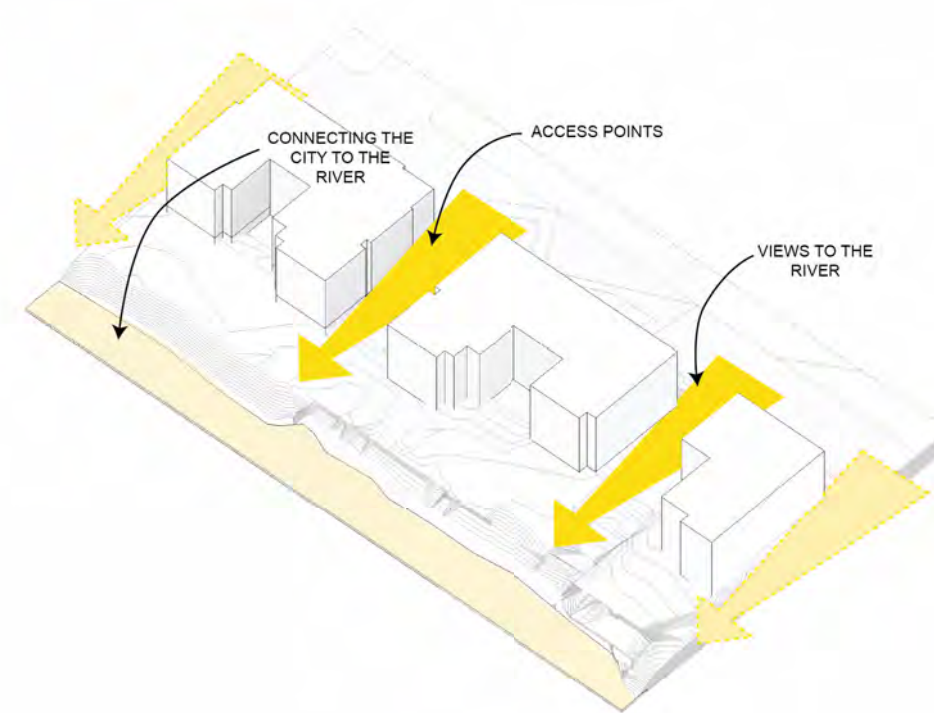
EMBRACE SUSTAINABILITY

- REUSE MATERIALS CREATIVELY.
- EMPLOY INNOVATIVE ON-SITE STORMWATER.
- ENHANCE THE RIVERBANK FOR FISH AND WILDLIFE.

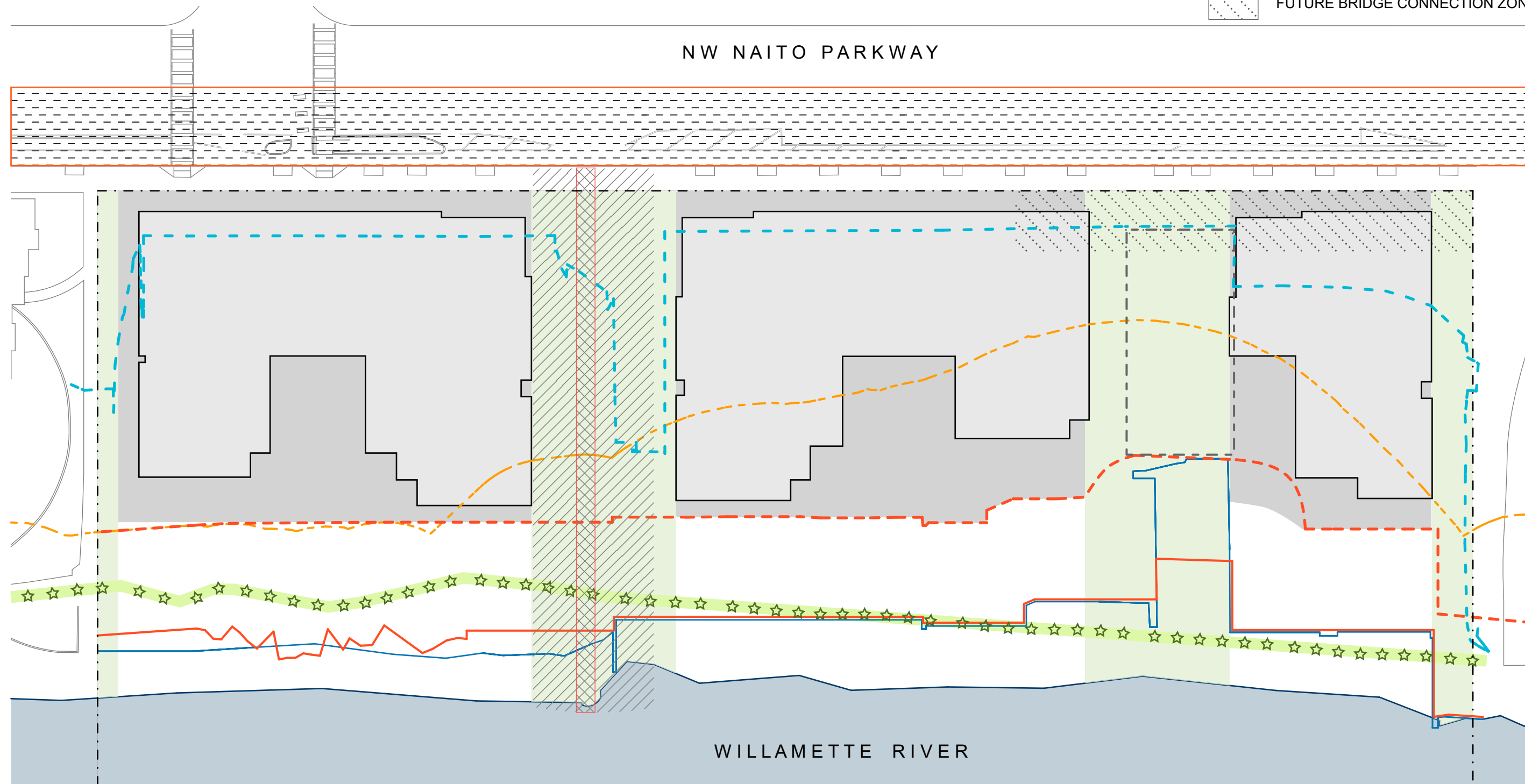


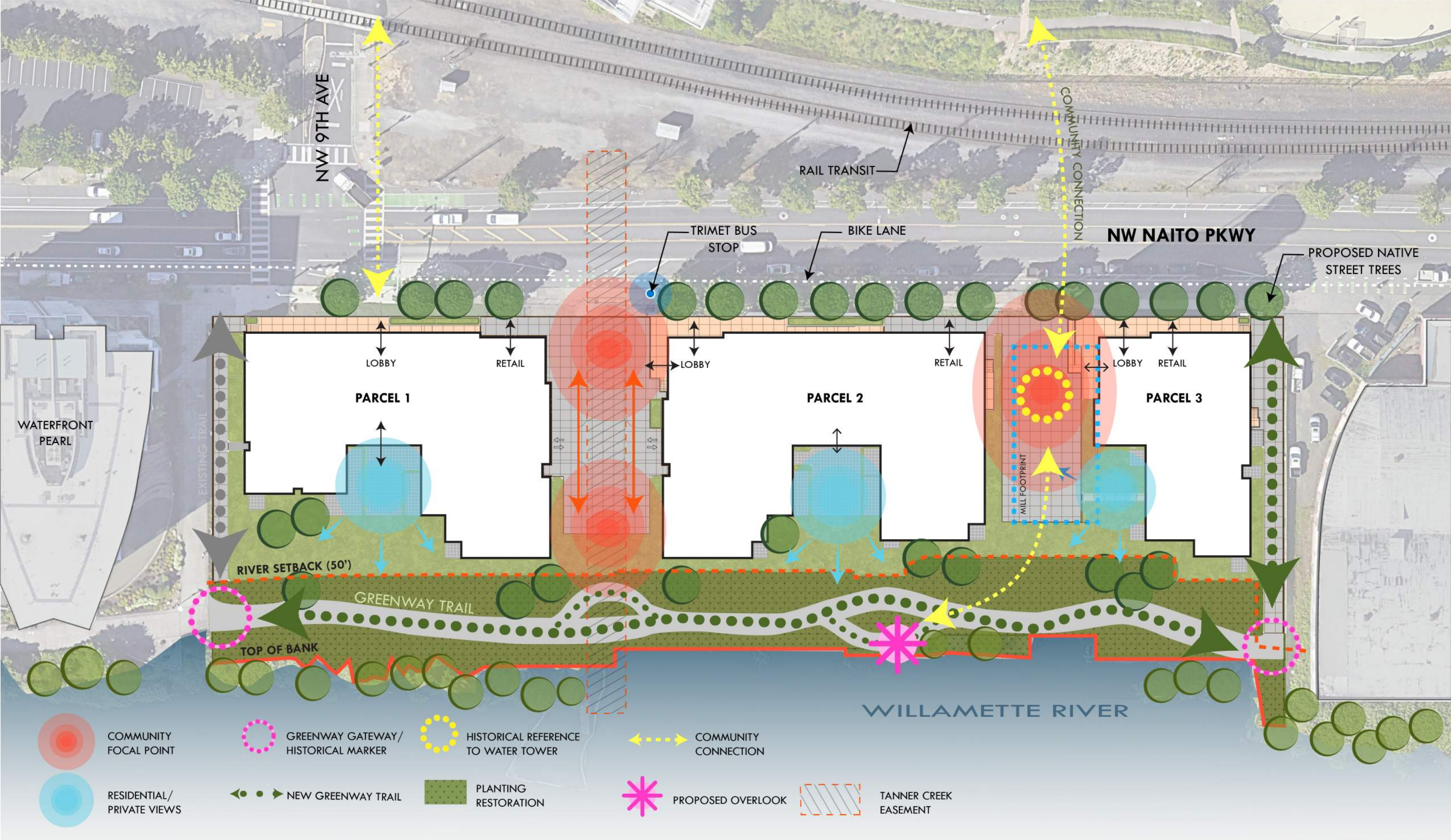
STRENGTHEN CONNECTIONS

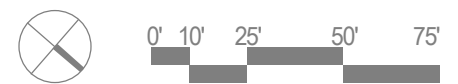
- CREATE PUBLIC ACCESS TO, FROM AND ALONG THE RIVER.
- PROVIDE STRONG CONNECTIONS TO THE RIVER DISTRICT.
- PROVIDE USES TO ACTIVATE THE STREET.
- CONNECT TO THE BOARDWALK AND THE FIELDS PARK.

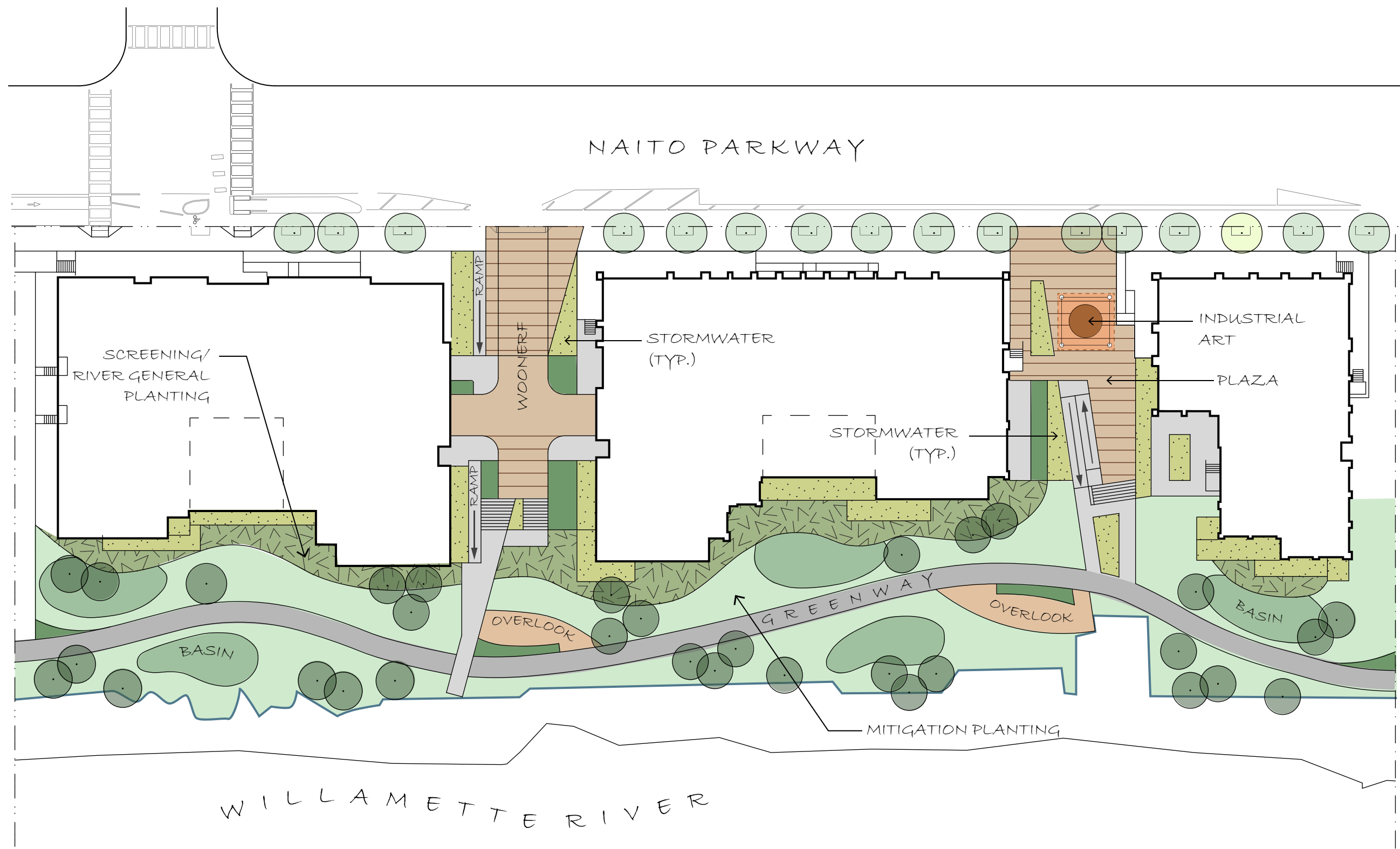


- BUILDABLE AREA
MAX BUILDING LENGTH = 200'
- VIEW CORRIDOR, NO BUILD 25% OF
WIDTH OF SITE ALONG NAITO
- MAJOR PUBLIC TRAIL DESIGNATION
(FROM ZONING MAP)
- 100 YEAR FLOOD LINE
- RIVER ENVIRONMENTAL 'e' LINE
- TOP OF BANK
- 50' SETBACK FROM TOP OF BANK
- ORDINARY HIGH WATER
- EXISTING TANNER CREEK EASEMENT
- TANNER CREEK OUTFALL, NO BUILD
EASEMENT
- RESTRICTED VEHICULAR ACCESS
- FUTURE BRIDGE CONNECTION ZONE

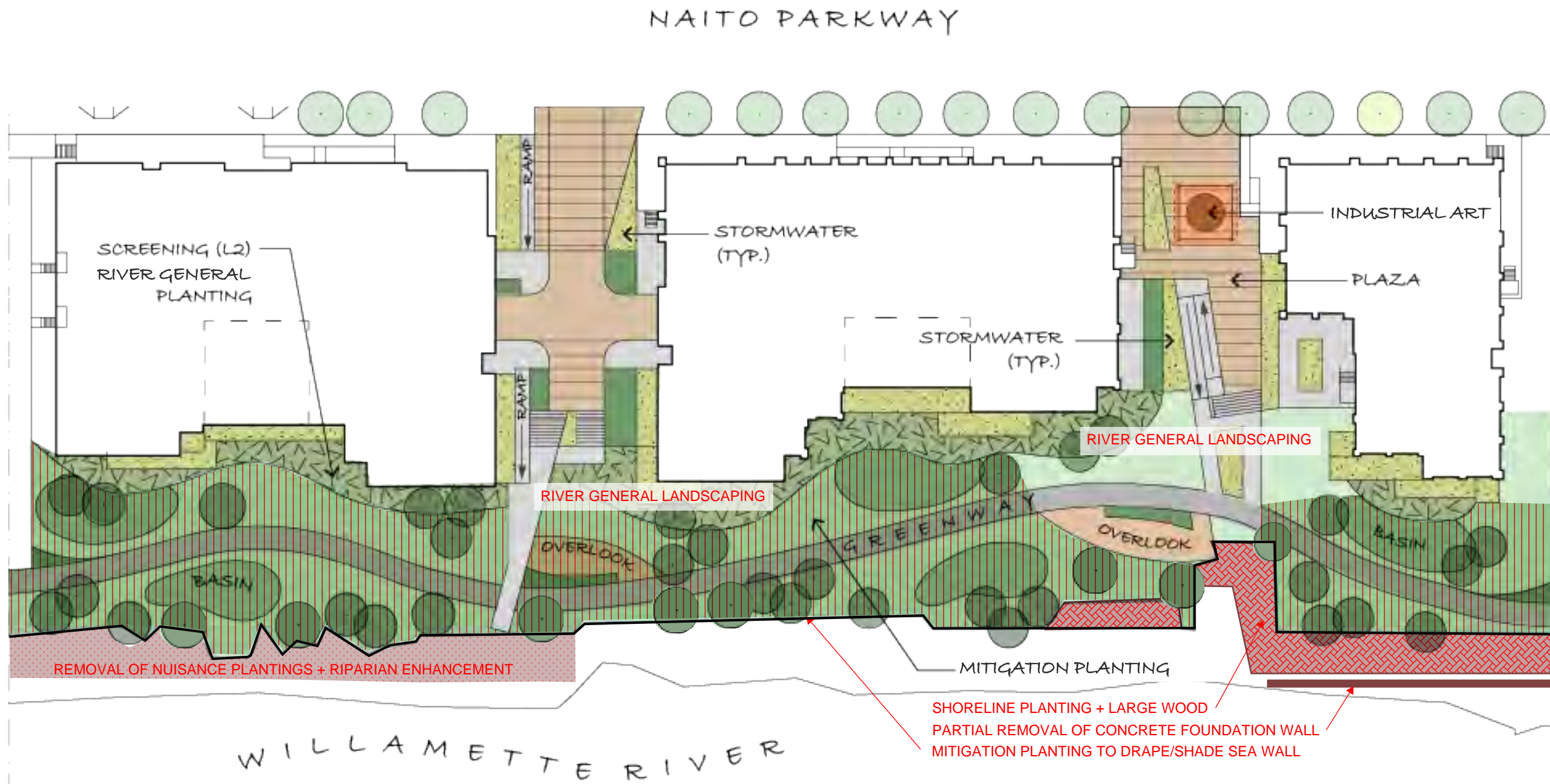








CM | RIVER REVIEW - RESOURCE MITIGATION / ENHANCEMENT CONCEPT





DEFINING FOCAL POINTS

CAPTURING HISTORY

PROVIDING OPEN SPACE

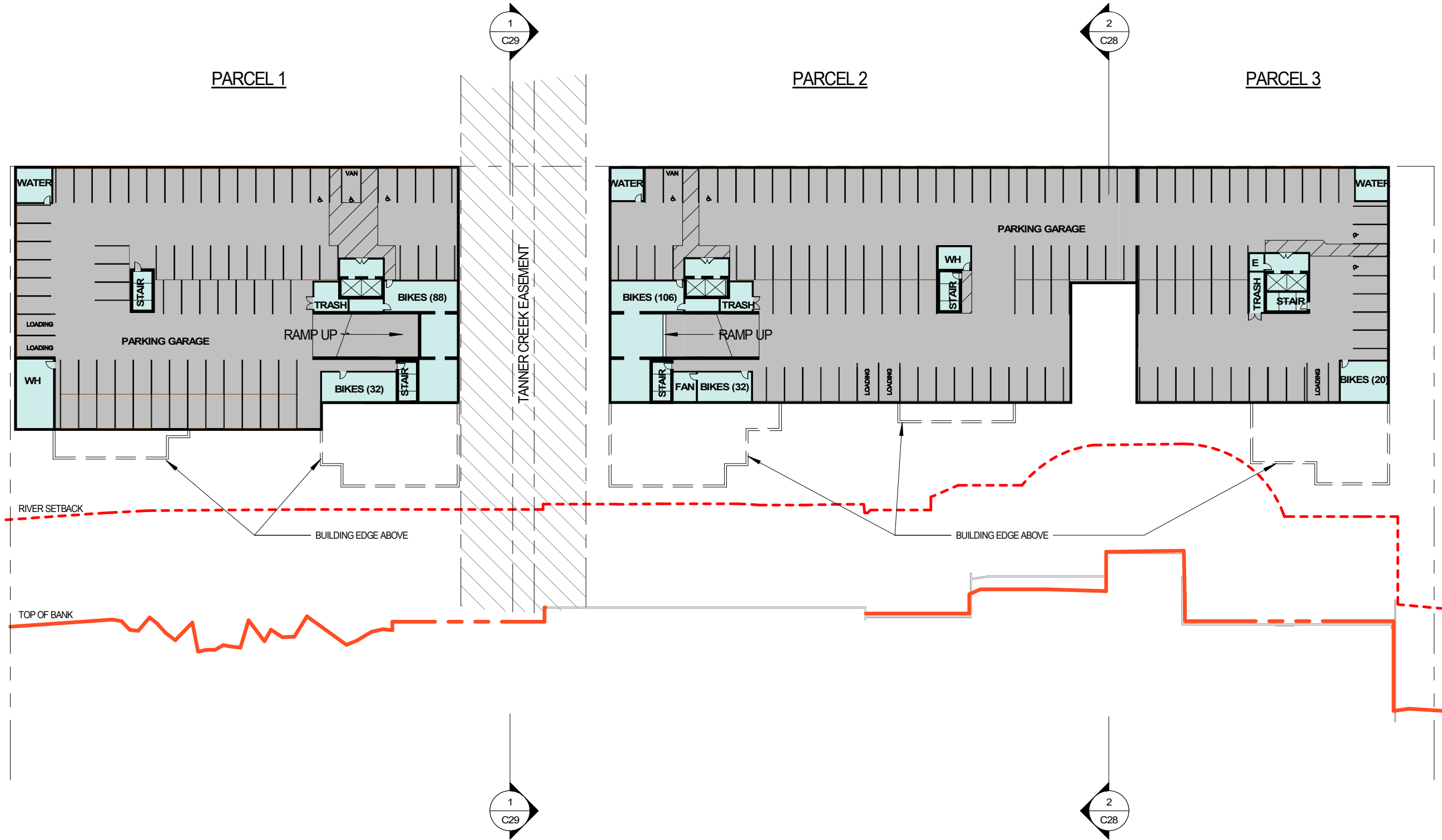
EMBRACING SUSTAINABILITY

STRENGTHENING CONNECTIONS

PARCEL 1

PARCEL 2

PARCEL 3



PARCEL 1

PARCEL 2

PARCEL 3

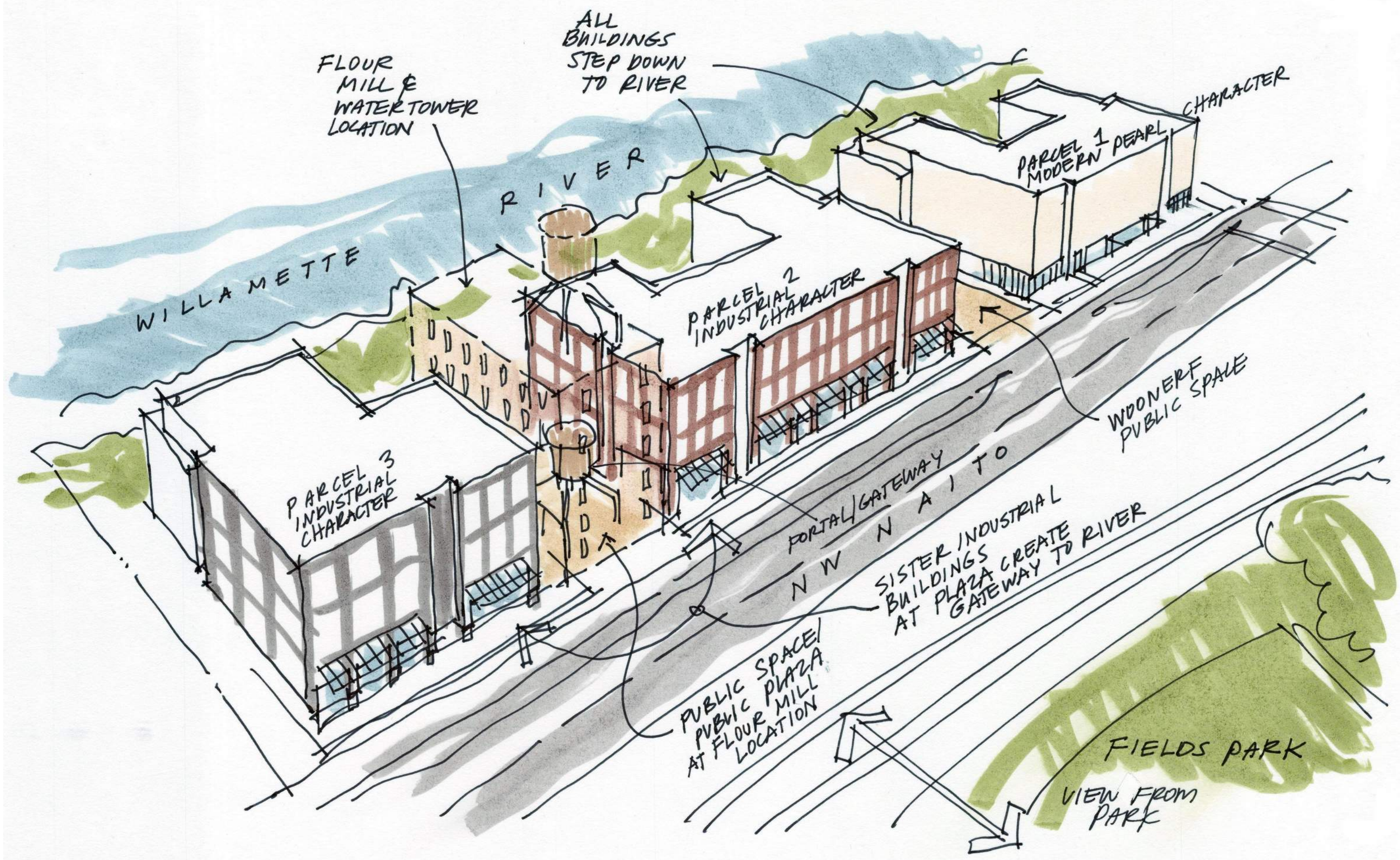


PARCEL 1

PARCEL 2

PARCEL 3







PARCEL 3

← PLAZA →

PARCEL 2

← TANNER WOONERF →

PARCEL 1



CENTENNIAL MILLS | EA 23-069476 DA

21 SEPTEMBER 2023



NAITO PARKWAY ELEVATION C35

EA 23-069476 DA, Exhibit G.7



PARCEL 1

← TANNER WOONERF →

PARCEL 2

← PLAZA →

PARCEL 3



CENTENNIAL MILLS | EA 23-069476 DA

21 SEPTEMBER 2023



WILLAMETTE RIVER ELEVATION

C36

EA 23-069476 DA, Exhibit G.7



















9-21-23 - DESIGN COMMISSION HEARING

EA 23-069476 DA – Centennial mills

ATTENDEES - TESTIFIERS IN RED (subject to change)

FIRST NAME	LAST NAME	EMAIL	ADDRESS	ZIP	WOULD YOU LIKE TO TESTIFY	ARE YOU FOR OR AGAINST	TESTIFIED Y/N	
1	David	Mitchell	DLMPA@Cloud.com	1310 NW Naito Parkway, Unit 907	97209	YES	N/A	DECLINE TO TESTIFY
	Tino	Juarez	Sjuarez@swmscarpenters.org	1636 E Burnside St	97214	YES	N/A	
2	Twauna	Hennessee	Thennessee@swmscarpenters.org	1636 E Burnside St	97214	YES	N/A	
3	Paul	Philpott	pphilpott@swmscarpenters.org	1636 E Burnside St	97214	YES	N/A	
4	Jesus	Sauceda	Jsauceda@swmscarpenters.org	1636 E. Burnside	97214	YES	AGAINST	
5	Melvin	Norman	mnorman@swmscarpenters.org	1636 E Burnside St	97027	YES	AGAINST	
6	Jonathan	Rodriguez	jrodriguez@swmscarpenters.org	1636 E Burnside St	97214	YES	AGAINST	
7	Nickeia	Hunter	Nhunter@swmscarpenter.org	1636 E Burnside	97211	YES	AGAINST	
8	Doug	Hicks	DHicks@SWMSCarpenters.org	1636 E Burnside	97214	YES	AGAINST	
9	Heather	Mayther	hmayther@swmscarpenters.org	1636 E. Burnside Street	97214	YES	AGAINST	
10	David	Dysert	david.dysert@gmail.com	323 NW 13th ave #408	97209	YES	N/A	
11	Joshua	Lucas	Jlucas@swmscarpenters.org	1636 E Burnside	97214	YES	AGAINST	
	Michael	Marcus	michaelm@gbdarchitects.com	1120 NW Couch St	97209	NO	N/A	
	Jane	Pedrick	jane-pedrick@comcast.net	1260 NW Naito Pkwy Unit 706	97209	NO	N/A	
	Kevin	Klein	kklein425@comcast.net	1150 NW Quimby St, 1002	97209	NO	N/A	
	Karen	Babbitt	wcgarden@gmail.com	1320 NW Naito Pkwy #200	97209	NO	N/A	
	Carli	Torti	carlit@seradesign.com	600 SW 10th Ave, Suite 500	97205	NO	FOR	
	Natalie	Albright	nataliea@seradesign.com	600 SW 10th Ave, Suite 500	97205	NO	FOR	
	Robert	Bruns	brunslaw@gmail.com	1150 NW Quimby St Unit 1506	97209	NO	AGAINST	
	Alyce	Flitcraft	Aflitcraft@mac.com	1107 NW Irving St	97209	NO	N/A	
	Travis	Dang	travisd@seradesign.com	600 SW 10th Avenue, Suite 500	97205	NO	N/A	
	Paul	Douglas	pdouglas@towson.edu	1150 NW Quimby #904	97209	NO	FOR	
	Doug	Bean	doug@dougbean.com	PO Box 2519	97208	NO	N/A	
	Richard	James	richard.h.james@gmail.com	949 NW Overton Street, Unit 810	97209	NO	FOR	
	Timothy	Fabiniak	timothy.fabiniak@gmail.com	1310 NW Naito Pkwy 1005A	97209	NO	FOR	
	Gregory	Bortolussi	gbortolussi@hotmail.com	1310 NW Naito Pkwy #707	97209	NO	N/A	
	Greg	Wilson	Gwilson@mac.com	1310 NW Naito Parkway	97209	NO	N/A	
	Rebecca	Rooks	rrookspx@aol.com	1310 NW Naito Pkwy, Unit 201	97209	NO	FOR	
	Jacob	Loeb	Info@montavilla.net	19 SE 78th Ave	97215	NO	N/A	
	Alex	Jensen	ajensen@djcoregon.com	926 SE Linn St.	97202	NO	N/A	
	Kaori	Gesinger	Gesinger@sbcglobal.net	1310 NW Naito Parkway Unit 310	97209	NO	N/A	
	Nancy	Hogarth	nanhogarth@comcast.net	949 NW Overton St	97209	NO	N/A	
	Joan	Neice	j.neice@hotmail.com	1260 NW NAITO	97209	NO	N/A	
	Valerie	Scatena	valerie.scatena@gmail.com	1255 NW 9th Ave Apt 312	97209	NO	N/A	
	Tammy	Boren-King	tammy.boren-king@portlandoregon.g	1900 SW 4th Ave, Suite 5000	97201	NO	N/A	
	Eileen	Westenberg	eswestenberg@gmail.com	1310 NW NAITO PARKWAY unit 807	97209	NO	N/A	
	Kyle	Trulen	kyle@langohansen.com	1100 NW Glisan Street 3A	97209	NO	N/A	
	Arie	van Loo	mglavalo@gmail.com	10635 sw edgewood ct	OR	NO	N/A	
	Karen	Fitts	kren614@gmail.com	1310 NW Naito Pkwy	97209	NO	N/A	
	Richard	Rolleri	rrr_2@yahoo.com	1255 NW 9th Ave Unit	97209	NO	FOR	
	Richard	Buck	richardabuck@msn.com	1260 NW Naito PKWY Unit 307	97209	NO	N/A	
	John	smith	johns@serapdx.com	600 sw 10	97205	NO	FOR	
	marilyn	mitton	marilynmitton@nvcbell.net	1260 NW Naito Parkway, unit 801	97209	NO	N/A	
	Hillary	Adam	hillary.adam@portlandoregon.gov	1900 sw 4th Ave	97201	NO	N/A	
	Barbara	Gottschalk	gottschalkbg@aol.com	949 NW OVERTON	97209	NO	N/A	
	Luanne	Zoller	lu.zoller@hotmail.com	1310 NW Naito Parkway #106	97209	NO	N/A	
	Morgan	Steele	morgan.steele@portlandoregon.gov	1900 SW 4th avenue	97203	NO	N/A	
	John	Shepard	jshepard@sonoraninstitute.org	1255 NW 9th Avenue	97219	NO	N/A	
	Annie	W	aweizecker@yahoo.com	1261 NW Overton Street	97209	NO	FOR	
	Ruth	Sorensen	ruthsorensen@att.net	1310 NW Naito Pkwy	97209	NO	AGAINST	
	Troy	Doss	troy.doss@portlandoregon.gov	6925NE 22nd Ave	97211	NO	N/A	
	Steve	Pinger	steve@spsdev.com	2669 nw Savier St	97210	NO	N/A	
	sergio	zepeda	szepeda@zvacorp.com	1150 NW Quimby street	97209	NO	AGAINST	



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

Carmen Rubio, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7310
TTY: (503) 823-6868
www.portland.gov/bds

BDS – Conference Facilitator Summary Memo

Pre-Application Conference

Date: February 22, 2023

To: Michelle Schulz, GBD Architects, michelles@gbdarchitects.com

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

Case File: EA 22-208541

Location: 1362 NW NAITO PKWY

Property ID: R141440

Proposal: A Pre-Application Conference to discuss multi-block mixed use development and greenway improvements at the Centennial Mills property.

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: January 10, 2023

Expiration of Conference: January 9, 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	Kate Green 503-865-6428 Hillary Adam 503-823-8953
Yes	PBOT	Public Streets	Tammy Boren-King 503-823-2948
Yes	BES	Sanitary sewer service, public and private stormwater management, drainageways and drainage reserves, source controls	Ella Ruth 503-823-8068
Yes	BDS Site Development	Septic systems, private rights-of-way, geotechnical requirements, erosion controls	Kevin Wells 503-823-5618
Yes	Water Bureau	Connections to public water	Sadie Silkie 503-823-7168
Yes	Fire Bureau	Access grades, fire hydrants, turnarounds	Jeff Herman 503-823-3045
Yes	Urban Forestry	Street trees	Mariano Masolo 503-823-4560
Yes	Portland Housing Bureau	Inclusionary housing	Brett Eisenbrown 503-823-2970
Yes	Portland Parks & Recreation	Willamette Greenway Trail	Marty Stockton 503-201-7199
No	devTeam Portland, BDS	Further information on devTeam Portland can be accessed at: Process Management - Major Projects Group Portland.gov	David Kuhnhausen 503-823-7940

Please refer to the memo from Kate Green and Hillary Adam, Land Use Services Division 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 3 lot Land Division and River Review	\$3,512 + \$1,737 (per lot & tract) + \$9,253 (combined service bureau fee)
Type Ix Replat Review	\$5,488
Type III Design Review	.038 of project valuation (min. fee \$5,789 /max fee \$31,257) +\$8,642 (combined service bureau fee) +\$1,796 (for each Design Modification) +\$5,141 (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

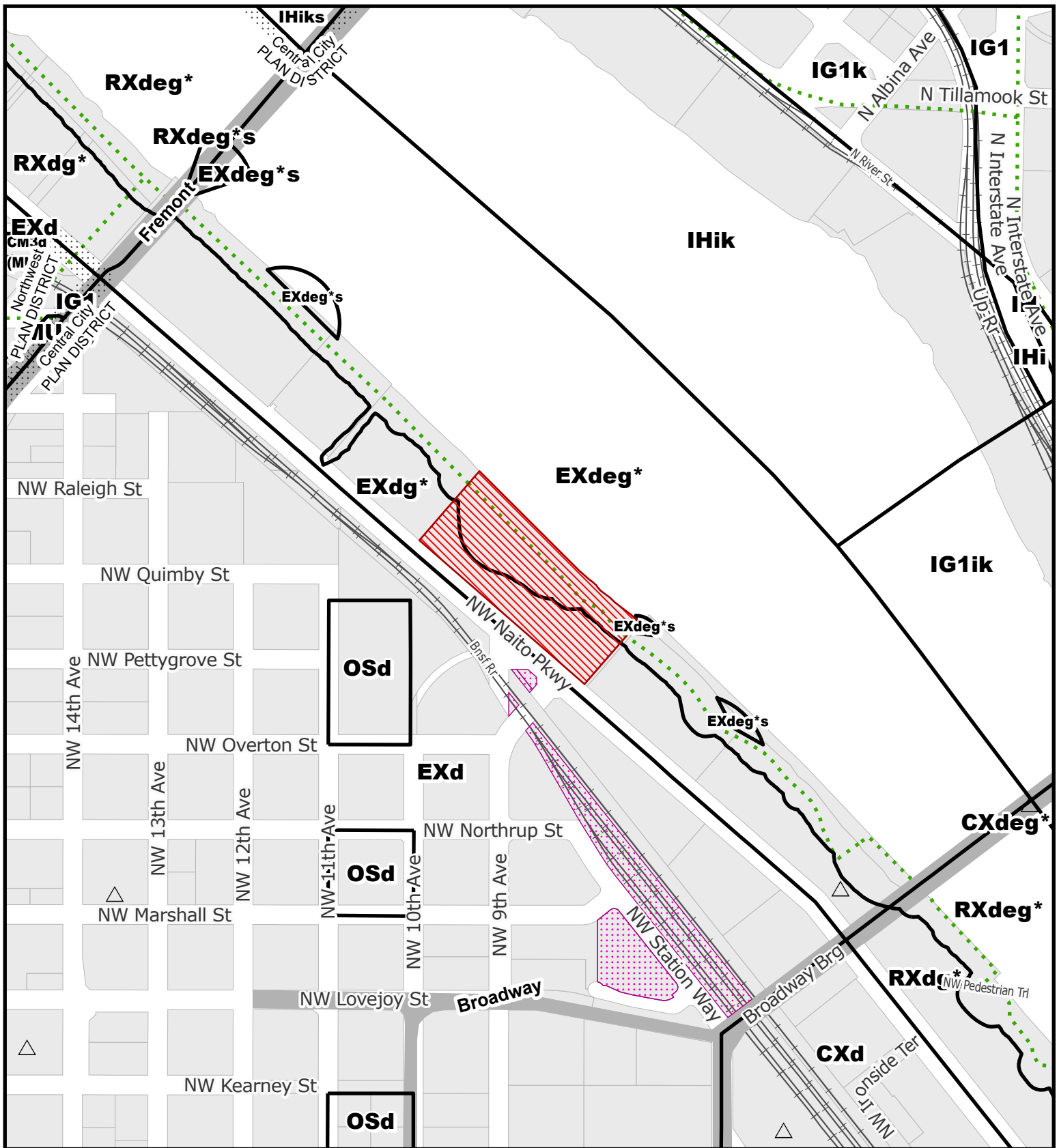
Bureau of Planning and Sustainability go to the following link:

<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
Site Plan Option A
Site Plan Option B
BDS Land Use Services Response
PBOT Response
BES Response
BDS Site Development Response
Water Bureau Response
Fire Bureau Response
Urban Forestry Response
Portland Housing Bureau Response
Portland Parks & Recreation Response
Sign-in Sheet



For Zoning Code in Effect Post October 1, 2022

ZONING 
 THIS SITE LIES WITHIN THE:
 CENTRAL CITY PLAN DISTRICT
 PEARL SUB DISTRICT

-  Site
-  Also Owned Parcels
-  Plan District
-  Historic Landmark
-  Recreational Trails

File No.	<u>EA 22 - 208541 PC</u>
1/4 Section	<u>2829,2929</u>
Scale	<u>1 inch =400 feet</u>
State ID	<u>1N1E34BB 100</u>
Exhibit	<u>B Dec 13, 2022</u>



EA 22-208541 AD, Exhibit G.9



SCALE 1:40





EA 22-208541 AD, Exhibit G.9

SCALE 1:40



GBD Architects

SITE PLAN - OPTION B

EA 22-208541 PC 5



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

Carmen Rubio, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7310
TTY: (503) 823-6868
www.portland.gov/bds

BDS – Land Use Planner Response

Pre-Application Conference

Date: February 15, 2023

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

From: Kate Green
503-865-6428, Kate.Green@portlandoregon.gov

Hillary Adam
503-823-8953, Hillary.Adam@portlandoregon.gov

File No.: 22-208541

Location: 1362 NW NAITO PKWY

Tax Account: R141440

State ID Number: 1N1E34BB 00100

Proposal: A Pre-Application Conference to discuss multi-block mixed use development and greenway improvements at the Centennial Mills property.

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.portlandonline.com/zoningcode.

Zoning:

- **Base:** EX – Central Employment
- **Overlay(s):** d – Design, e- River Environmental, g* - River General, s – Scenic Resource
- **Plan District:** Central City, Pearl subdistrict
- **Pattern Area:** Central City
- **Pedestrian District:** yes – Central City
- **Streets:** Adjacent streets are classified as follows:
 - Naito - Major City Bikeway (requires a Mod), Traffic Access Street; Transit Access Street, Major City Walkway, Civic Corridor
 - Greenway Trail – City Bikeway, Major City Walkway
 - NW 9th extension shown on PortlandMaps.com as a Neighborhood Walkway
- **Transit:** Considered “close to transit”
- **Corridors:** Considered a Civic Corridor
- **Neighborhood Plan:** Central City 2035
- **Historic Designation:** none, but eligible for listing in the National Register of Historic Places
- **Other Designations:** river, floodplain, public trail, scenic corridors [Viewpoint CC-NW07], river resource site [WR15 – River District]

I. 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 Standards Track.** The proposal is not eligible to use the non-discretionary design standards track based on the thresholds in Section 33.420.050.
- b. **Design Review Track.** A Type III Design Review will be required per 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 C.
 - Please also note that affordable housing projects subject to a Type III Design Review procedure may choose a Type II Design Review procedure if at least 50% of the total number of dwelling units on the site are affordable to those earning no more than 60% of the area median income for 30 years or an affordability level established by Title 30. In addition, this option is only available for projects receiving funds, or a commitment of funds, from a government agency, as indicated in Title 30. Privately funded affordable projects cannot utilize this option.
 - If a Type II procedure is chosen, the applicant must provide a letter from the funding agency certifying that the development meets the affordability requirement and any administrative requirements of the Portland Housing Bureau, and a Design Advice Request is required (see Section 33.730.050.B). The application for Design Review may not be submitted before the required Design Advice Request is held. Information on the certification process can be found at portland.gov/phb/development-incentive-programs/other-programs#toc-certification-program-design-review-certification-process-for-affordable-housing.
 - To request a certification letter from the Portland Housing Bureau, please email Rachel Stein at Rachel.Stein@portlandoregon.gov or go to portland.gov/phb/certification-program to initiate the process.
- c. **Neighborhood Contact Requirement (33.420.030).** For proposals in the Design Overlay Zone that will add at least 10,000 square feet of net building area to a site, the neighborhood contact steps of 33.705.020.C., Neighborhood Contact III, are required. This requirement must be completed 14 days before submitting a Design Review application (or building permit for projects utilizing the Design Standards). Additional information on the requirements of Neighborhood Contact III requirements at portland.gov/bds/neighborhood-contact. A timeline of the process is available at <https://www.portland.gov/sites/default/files/2022/Neighborhood%20Contact%203%20Timeline%202022.04.pdf>

2. Design Review and Other Land Use Review Processes

- a. **Design Review Approval Criteria.** The applicable approval criteria are the Central City Fundamental Design Guidelines and the River District Design Guidelines and can be found at portlandoregon.gov/designguidelines.
- 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.

See below for additional information about reviews related to the site's River overlay.

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 [COP Building and Other Permits Fee Schedule FINAL.xlsx \(portland.gov\)](#).
- e. **Design Advice Request Recommended.** A Design Advice Request (DAR) is highly recommended before the Design Commission given the high-profile of this river-fronting property. The items noted in Section 3 below would be potential topics of discussion at the DAR meeting. A DAR is a change to meet with the ultimate approval body before you get too far into your design process. Please refer to the *DAR Information Sheet* for process details and submittal requirements at [portland.gov/bds/zoning-land-use/documents/design-advice-request-information-sheet](#).
- f. **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.
- g. **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 Central City Fundamental Design Guidelines (CCFDG).

a. Context

- Existing Flour Mill – Following a 2005 City Council Resolution requiring the Portland Development Commission to halt demolition of buildings on the Centennial Mills site, City Council adopted, in 2006, a Centennial Mills Framework Plan which was created through a public engagement process identifying values including open space and historic preservation. In that Plan, the Flour Mill Building and its water tower were identified as an iconic representation of the site's history and a focal point for the site and the waterfront. The structure was noted to be in "good condition", and it was further acknowledged that "historic designation could provide tax credits". The plan noted that "nearly all interviewees felt that the history of the mill should be preserved by renovating two or three key buildings and constructing new buildings to replicate and/or complement the scale and mass of the existing buildings to keep the 'feel' of the mill complex." One of the redevelopment objectives noted in the Plan was to capture history and "adaptively reuse important historic or iconographic structures (e.g. Feed Mill, Flour Mill, watertower, wharf)". This proposal is in direct conflict with this objective and this Plan, adopted by City Council.

A later (2017) Resolution No. 37275 directed "PDC to work with partner bureaus and pursue development of the full site that captures full land value and optimizes community benefits in alignment with the Framework Plan". Supporting documents for Resolution No. 37275 specifically noted that "primary concerns by stakeholders include: maintaining access from the west to the Greenway and the river, preservation of the historic water-tower building, and provision of public open space." It further noted that "these elements will all be incorporated in any redevelopment scenario to maintain alignment with the 2006 Framework Plan."

Redevelopment of the full site maximizes the opportunity for additional public benefits, including

affordable housing, permanent high-quality jobs, and sizable contracting opportunities for minority and women owned construction businesses.”

Many of the buildings on the site, including the Feed Mill, have already been demolished. The Flour Mill (aka water-tower building) is the last of the iconic structures. The condition of the building, which has languished since Prosper Portland’s ownership of the site, should not be used at justification for its demolition as it was previously determined to be in “good condition”. Preservation of this building is necessary to maintain alignment with the 2006 Framework Plan, which, as recently as 2017, was noted to be a necessary component of *any* redevelopment of the site.

Staff strongly encourages the applicant team to explore all possible incentives to retain this building on site; such incentives include historic designation, Rehabilitation Tax Credit, Low Income Housing Tax Credit, grants, maximizing development potential elsewhere on site, leveraging new adjacent buildings to structurally reinforce the Flour Mill, FAR transfer from to the site (or from the site if designated historic), etc. Staff strongly encourages the applicant to consult with a professional experienced in securing financial incentives for historic rehabilitation to fully explore opportunities not yet identified. All opportunities should be thoroughly vetted. (CCFDG A5, A6, C2, C3)

- Connections to the River – Standards require that there is a minimum amount of open space and marked public access between NW Naito and the Willamette River. These areas should be generously sized, well-lit, pleasant, have visual permeability into the adjacent buildings (windows and doors), be activated by adjacent commercial ground level space like retail, and have seating opportunities for users. (CCFDG A1, A3, B1, B2, B4, B5, B7, C1, C6, C12)

b. Public Realm

- Ground Floor Activation - Maximize the ground floor glazing and active uses behind it, especially on corners (CCFDG A8).
- Ground level weather protection - Pedestrian weather protection should be provided. This can be achieved with generous canopies that project out over the sidewalk or ground level setbacks for at least a majority of all street frontages (CCFDG B6).
- Utility Transformers - Please note new requirements in Section 5.a. below, Electric Utility Provider Coordination (CCFDG A8). If new utility transformers are needed, they should not be located above-ground outside a building. They should be located on-site as follows:
 - Within the building behind active uses, or within or behind 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.
- Gas & Electric Meters - Locate gas and electric meters inside the building to minimize their impact. Gas regulators may be placed on the building’s exterior and should be well integrated and, ideally, screened within the façade (CCFDG B2, C5).
- Signs - Signs should be sized appropriately for the building, the district and the pedestrian realm and should incorporate district-appropriate materials (CCFDG A8, C4, C5, C8, C13).

c. Quality & Permanence

- Ground level materials - Materials at the ground floor should be durable enough for use adjacent to public sidewalks, such as brick and masonry (CCFDG C2).
- Loading and parking door materials - Integrate these doors with the architecture, including color. Solid doors with translucent glazing are a supportable option. If ventilation is needed, perforated doors with solid panels located to screen car lights and views into parking/loading areas is a supportable alternative (CCFDG B2, C5).

- Building materials - High quality, durable building materials (building skin, storefronts, windows, doors, canopies, signs, etc.), that respond to the context of the surrounding area or district, are expected. At ground level facades facing pedestrian areas, provide robust materials that ensure longevity (CCFDG C2, C4).
- Vents/Louvers & Mechanical - Vents through the roof are preferable. If wall-mounted on the facade, vents/louvers should be integrated into the window openings. The Code Guide specific to the screening of dryer vents can be found at portlandoregon.gov/bds/article/726141. Associated mechanical units should be organized and screened (CCFDG B2, C5, C11).
- Exterior Lighting - Exterior lighting should be integrated into the building's overall concept and ensure a safe pedestrian condition along the adjacent sidewalk and within open spaces on the site. Exterior lighting can be used to highlight the building's architecture, however, should not impact the skyline at night (CCFDG B2, C4, C5, C8, C11).
- Landscaping – Plan for sufficient space to support large shade trees and layered landscaping. Consider locating trees to the south and west of buildings to maximize their shade benefits. This area suffers from higher-than-average urban heat island effect, and as temperatures soar, large shade trees are increasingly critical to the health and comfort of residents and occupants (GDG B6, C5) (PCDG 03, 07, 09).

4. River Overlay Regulations: River Overlay Zones (g* and e) 33.475

River General (g*) and River Environmental (e) will apply to the proposed development.

River General (g*) Development Standards (33.475.210 through .260): The River General standards apply throughout the g* overlay zone and a thorough description of all activities to occur in the g* overlay is needed to determine which standards apply. Based on the plans presented for the early assistance meeting, at a minimum, the following standards appear applicable:

- **33.475.210 River Setback.** The River Setback extends from the top of bank of the Willamette River to a point 50 feet landward of top of bank. There is a mapped top of bank on the south (upstream) end of this site, as shown on Map 475-2. The top of bank for the balance of the site must be established via a topographic survey of the shoreline. In each instance, the top of bank and River setback must be represented on the project plans. As we discussed during the early assistance meeting, unless the top of bank is changed, via resource enhancement/mitigation measures (e.g. the removal of the existing seawalls and inlet and the establishment of a more natural bank), the top of bank would be measured around the inlet with the existing seawalls. The top of those existing walls would be considered the top of the bank, and the setback would be measured 50 feet landward. Please refer to definitions in 33.910.030 and Measuring top of bank in 33.930.150 for further details.

Per 33.475.210.D.2, development that is located within and riverward of the River Setback must be river-dependent or river-related (see definitions). A proposal for development that is not river-dependent or river-related within the River Setback will trigger a Greenway Goal Exception.

Generally, a public trail, viewpoint, and resource enhancement activities (such as laying back and revegetating the riverbank) are considered river-related development. However, the proposed mixed use buildings are not river-dependent or river-related and must be located outside of the River Setback or the development will be subject to a Greenway Goal Exception (see below). An exception is provided for development within a Historic or Conservation landmark located within the River Setback (33.475.210.D.2.b). Additionally, legally established nonconforming development may be changed to another nonconforming development if within the existing building (33.475.250.C).

- **33.475.220 Landscaping.** Please note there are planting standards for 3 subareas and the landscaping standards are not adjustable and must be met.

- **33.475.230 Exterior Lighting.**
- **33.475.235 Bird-safe Glazing.**

River Environmental (e) Development Standards (33.475.440.A through R):

The River Environmental overlay zone (e) is generally applied to the Central and South Reach of the Willamette River, the riverbanks, and riparian areas within at least 50 feet of top of bank (wider if natural resources extend further). River Environmental development standards apply throughout the e overlay zone. Several of the standards which you inquired about or may apply are listed here:

- **33.475.440.E Standards for public trails.** The site has a major public trail designation and your early assistance materials show a riverside trail will be a significant feature of your project. Please refer to the response from Portland Parks for additional guidance on trail requirements at this location. Additionally, please address the Pearl Subdistrict standards 33.510.250.B.3.d, regarding public access: *As part of each development, public access for pedestrians must be available and clearly posted between NW Naito Parkway and the major public trail.*
- **33.475.440.H Standards for resource enhancement project.** These standards may be used if you elect to remove the seawall(s) and regrade and replant the riverbank.
- **33.475.440.I Standards for site investigative work.** These standards will apply to geotechnical or other soil tests on the site.
- **33.475.440.K Standards for removal or pruning of vegetation.**
- **33.475.440.M Standards for application of soil amendments.**
- **33.475.440.O Standards for residential structure types.** These standards only apply to structures that are solely residential and do not apply to mixed use buildings. There are no development standards for mixed use buildings.
- **33.475.440.Q Standards for land divisions.** These standards require that development is outside of the floodplain and 1996 flood inundation area and that a resource tract be established.

Please note if applicable standards cannot be met or if there are not standards applicable to the regulated activity, River Review is required.

River Review (33.865): River Review is required for activities within the River Environmental (e) overlay zone that do not meet applicable development standards in 33.475.440.A through .R, or if no standards apply (33.865.020.A). River Reviews are generally processed through a Type II land use review procedure.

The approval criteria in Zoning Code section 33.865.100.A.3.a through .d apply to development in the River Environmental overlay zone. These approval criteria require the applicant to provide both an alternatives analysis showing that the selected alternative is the least detrimental to resources and functional values than other practicable and significantly different alternatives as well as compensatory mitigation.

Resource Inventory and Site: At this location, natural resources which have been identified by the City for protection in the River overlay zones are listed in the Willamette River Central Reach Natural Resources Protection Plan [[Efiles - 2020_08_10_cc2035_adopted_v3b_nrpp \(21/ED/14778\)](#) (portlandoregon.gov)] within Resource Site #WR15 – River District. You should include this information in your application for River Review, in the description of resources which might be impacted by the proposed development.

Greenway Goal Exception & Statewide Planning Goal Exception (33.840 & 33.850): As noted above, mixed use buildings are not a river-related or river-dependent development. Per Zoning Code Section 33.475.210.D.2.c, development that is not river-dependent or river-related within the River Setback is subject to a Greenway Goal Exception. You are strongly encouraged to locate the buildings landward of the River Setback. An application for a goal exception for the present development would not likely be approvable.

Zoning Code Section 33.840.040 requires that a Statewide Goal Exception for non-river related or river dependent development within or riverward of the River Setback be processed as a Type III Greenway Goal Exception review and approved by City Council.

Per 33.850.030, a Statewide Planning Goal exception requires an amendment to the City's Comprehensive Plan. This is not a request to change the map designations of the Comprehensive Plan. Rather, this application seeks an exception to State Goal 15 and the City's Greenway Goal implementing regulations which limit non-river-related and/or non-river-dependent development within the River Setback.

At this site, State Goal 15 is implemented through the River Plan/Central Reach Plan and the application of regulations found in Chapter 33.475, River Overlay Zones. Greenway Goal Exception approval criteria are specifically found in 33.840.200 and are the following:

- A. *The proposed use is allowed in the base zone by right, with limitations, or as a conditional use;*
- B. *The proposal will not have a significant adverse effect on identified natural resources and functional values of the site or on abutting sites or water areas;*
- C. *The proposal will not significantly reduce lands available for river-dependent or river related uses within the City;*
- D. *The proposal will provide a significant public benefit;*
- E. *The intensification of existing uses or change in use must be limited, to the greatest possible degree, so that such lands will remain compatible with the preservation of the natural, scenic, historical, and recreational qualities of such lands;*
- F. *The proposal cannot reasonably be accommodated in a location that does not require a goal exception;*
- G. *Of all other potential locations within the greenway that require a goal exception, there are none with significantly better long-term environmental, economic, social, and energy consequences after mitigation measures;*
- H. *The proposal is compatible with other adjacent uses, or will be so rendered through measures designed to reduce adverse impacts; and*
- I. *Development and fills riverward of the river setback must show that there are no practical on-site alternatives that achieve the same level of public benefit.*

Additional requirements are specified by the Zoning Code for Statewide Goal Exceptions, in chapter 33.850, as listed below. This application must address the following regulations that are applicable to the taking of the Greenway Goal Exception:

- Statewide Goal Exception and Comprehensive Plan Amendment (Zoning Code 33.850.030.A and .040)
- State Exception under Goal 2: Land Use Planning (OAR Chapter 660, Division 4; 660-004-0022(6)): Willamette Greenway OAR 660-004-0022 - Reasons Necessary to Justify an Exception Under Goal 2, Part II(c) — Oregon Administrative Rules (public.law)
- Greenway Goal Exception (Zoning Code 33.840.200)
- As part of the approval criteria for the Comprehensive Plan Amendment, the relevant goals and policies of the following must be addressed:
 - City of Portland Comprehensive Plan.
 - State Land Use Goals. The State Land Use Goals are available at <https://www.oregon.gov/lcd/op/pages/goals.aspx>.
 - Metro Urban Growth Management Functional Plan under 2040 Growth Concept: <https://www.oregonmetro.gov/urban-growth-management-functional-plan>.
 - Relevant goals and policies of any adopted area and neighborhood plans <https://www.portland.gov/bps/planning/comp-plan/area-and-neighborhood-plans>.

Required Site Plans for River Review/Greenway Goal Exception: You will need to prepare an Existing Conditions Plan, a Proposed Development Plan, a Construction Management Plan, a Landscape Plan, and a Mitigation Plan for your River Review application. Please use the River Review Submittal Checklist as a guide in preparing site plans for your application.

Clean up of Contaminated Sites 33.475.500: In the EA, BES noted the site is listed on the DEQ website as ECSI Site ID: 5136 [[Web Documents for Centennial Mills \(state.or.us\)](#)]. No information was provided in the early assistance meeting submittal about the type, location or remedy for existing contamination on the site. If there is any contamination that is to be cleaned up on the site, then please refer to the regulations and review requirements in 33.475.500. Additionally, if clean up actions have already been undertaken, then please provide the status of those actions.

Replat or Land Division: You inquired about reconfiguring the subject site into 3 separate properties. One option to reconfigure existing platted lots is a Replat and another is to create newly configured lots via a Land Division.

A Replat (33.675) may be used to remove or reconfigure lot lines within a site to combine into no more than three lots. River Overlay Zone regulations do not apply to a Replat. Replats are generally a Type IX review, unless other concurrent reviews trigger a different review process. See additional details about the Replat process here: [Replats | Portland.gov](#).

A Land Division (33.662) may be used to establish any number of new lots that meet the requirements for lots in the EX zone (33.662.120.A through .K). The River Overlay Zone Standards for Land Divisions (33.475.440.Q) will also apply; if these standards are not met, then a River Review will be triggered and the Land Division/River Review will be subject to a Type III procedure. See additional details about the Land Division review process here: [Land Division Reviews | Portland.gov](#).

In either scenario, information must be provided to demonstrate the subject properties were legally established in their existing configuration(s). Deeds that pre-date July 26, 1979 and other supporting documents may be used for this purpose.

5. **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.

- 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](#)
 - [33.510 Central City Plan District, Pearl Sub District](#) - development standards in the plan district may supersede those in the base zone and chapters below.
 - [33.420 Design Overlay Zone](#)
 - [33.475 River Overlay Zone](#)
 - [33.480 Scenic Resource Zone](#)
 - [33.272 Public Recreational Trail](#) – the proposed development will trigger requirements to grant a trail easement and to construct the trail.
 - [33.266 Parking and Loading](#)
 - [33.248 Landscaping and Screening](#)
 - [33.245 Inclusionary Housing](#) - applies to new development with 20 or more dwelling units.
 - [33.140 Employment Zones](#) (Central Employment base zone)
 - [Title 32 Sign Code](#) – signs over 32 SF in size in the Design Overlay zone require Design Review.
 - [Title 11 Tree Code](#) – Exemptions for tree density and preservation of this Title only apply to private trees on properties zoned IH, on sites with more than 85% building coverage, and sites less than 5,000 SF in area.
- 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.
- **33.510.250.B – Additional Standards in Pearl Subdistrict** – This standard requires a minimum open width of 25% along the NW Naito frontage as well as marked public access to

the river; also required is a maximum building length of 200' in any direction. There are also setback standards related to the Willamette River which are discussed elsewhere in this document.

- 33.510.261 – Parking Built After July 9, 2018 – This section prohibits surface parking but does allow for non-passenger surface loading spaces.

6. 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. Housing Bureau (PHB)** – Projects that trigger Inclusionary Housing (new buildings with 20 or more dwelling units or alterations to existing buildings that add 20 or more dwelling units) or choose to voluntarily comply with the requirements of Chapter 33.245 in order to obtain bonus FAR or density, should contact the Portland Housing Bureau at 503-823-9042 or inclusionary-housing@portlandoregon.gov. Additional information regarding the City’s Inclusionary Housing program is available online at the following link: portland.gov/phb/inclusionary-housing.

- f. Parks (PP&R)** – Projects adjacent to, or part of, a public open space, greenway, or public trail should reach out and coordinate with Parks early in the concept design phase.

- g. Regional Arts and Cultural Council (RACC)** – Projects that include public art/cultural components, or where either is warranted to meet the approval criteria, should reach out and coordinate with RACC early during the concept design phase.
- h. State Historic Preservation Office (SHPO)** – Projects that impact a resource on the National Register of Historic Places should reach out to SHPO to understand their separate processes and requirements early in the concept design phase.
 - This is a publicly owned or managed property that staff believes is eligible for the National Register of Historic Places. As such, this project is required to undergo review by the State Historic Preservation Office pursuant to ORS 358.653. Start this process as soon as possible.

Email project details to ORSHPO.clearance@oregon.gov following the instructions at oregon.gov/oprd/OH/Documents/ORS_358653_factsheet.pdf. Contact SHPO Historian Jason Allen, 503-986-0579, jason.allen@oregon.gov if you have any questions. The ORS 358.653 process is managed by the State; City of Portland Staff cannot assist you with the state process.
- i. Division of State Lands(DSL)** – Projects that involve work in or along a water body may trigger DSL regulations. Please provide a copy of any DSL permit and the agency contact.
- j. Department of Environmental Quality (DEQ)** – Projects involving contaminated sites may be subject to DEQ regulations. Please provide a copy of any DEQ permit and the agency contact.
- k. Site Development** – Sites within excavation, fill, or development within the 100-year floodplain are required to demonstrate balanced cut and fill according to Chapter 24.50, Flood Hazards. A “no-rise” analysis is required for development within the Floodway. Refer to the Site Development response for further details.

A. QUESTIONS RAISED AT THE MEETING

1. Land Use / Zoning – Design Review Process

- a. Confirm current timelines for Entitlement process and connections to Public Works Permit (30%?) and Building Permit submittal with BDS.
 - i. Our intention is to take the full site through Design Review with one of the buildings fully designed, and also review the adjacent parcels for site access/configuration approval.
 1. The other two buildings would then need to come through separately for their building design review.
 2. Would this allow us to vest the site configurations such that we could get design approval for the Greenway area to include that with the initial building permit package?
 3. Would this vest the site for any forthcoming Title 24 or Floodplain Resilience plan updates?

Response: Design Review considers the proposal based on the Zoning Code in effect at the time of submittal of an application. If a vested configuration is desired for future buildings, then you will need to request a Central City Master Plan. An approved Master Plan allows a project to establish the site configuration, greenway requirements, vehicular access, and location, size and dimensions (minimum and maximum) of all future buildings on the site. This would allow the site to be vested in the Zoning Code in effect at the time of the Master Plan, per 33.700.080.A.1, rather than requiring future phases of the development to meet the future Zoning Code. Design Review does not consider site access or building footprints on buildings not yet designed except through the Central City Master Plan process. Questions related to the timeline for a 30% public Works Permit can be answered by PBOT.

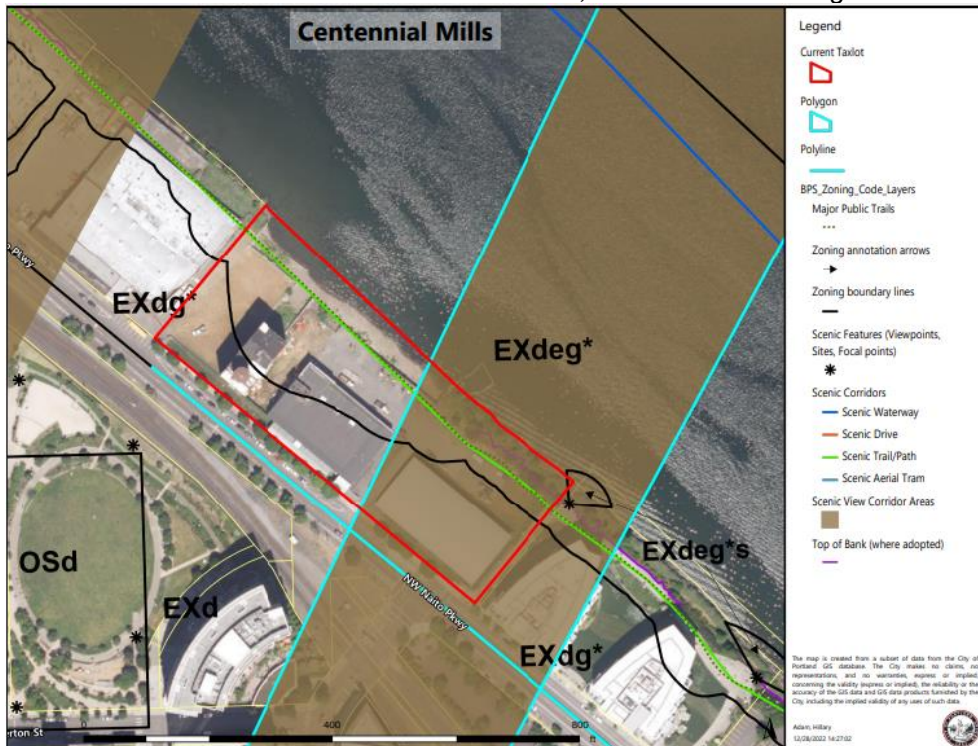
- b. Please confirm that the review of the Land Use application will be based on the regulations in effect on the date it is submitted, assuming the application is complete within 180 days of the submittal date.

Response: Yes, this is true per 33.700.080.A.1.

 - i. And confirm that the building permits to implement the Land Use approval will also be processed under the code provisions in effect at the time of the Land Use submission, including Title 24 requirements. *Response: Upon submittal of the Building Permit application, the project will be vested in the Zoning Code requirements upon which it was reviewed in an unexpired*

land use application, refer to 33.700.090.A for more specificity. The project’s vesting in Building Code requirements will be determined by the date for which the Building Permit is applied for. The Zoning Code and Building Code are two separate codes and approval of a land use review does not establish a project’s vesting in the Building Code.

- c. Please confirm that project can bonus up to an FAR of 5:1 via the Inclusionary Housing bonus option
 - i. Confirm Inclusionary housing bonus option. The amount of bonus floor area earned is an amount equal to the net building area of the building that triggers Inclusionary Housing, up to a maximum increase of 3 to 1 FAR on the site.
 - ii. Inclusionary Housing Requirements
 - iii. Any other requirements for bonus FAR?
 Response: Yes, per 33.510,205. C. 2.a, bonus FAR can be earned through the Inclusionary Housing bonus up to a maximum of 3:1 and is earned on a 1:1 ratio based on the net building area. Per 33.510.205.D, additional floor area can be added to the site via transfer; transferred FAR is unlimited.
- d. Building Heights:
 - i. Base height is 100-feet; Confirm Bonus Height Option is available through bonus FAR (Inclusionary Housing provisions); Max height is 250'. Response: This is correct.
- e. Confirm CC-SW24 View Corridor overlay on the south portion of the site
 - i. Any height restrictions on site because of this View Corridor? Response: Yes, there is a view corridor indicated at the south end of the site, as shown in the image below.



Per 33.510.210.B, if the site is not eligible for height increase, then projections above the height in Map 510-3 (100') are prohibited. This site is eligible for height increases, so this prohibition does not apply. The projections listed in 33.510.210.B are not allowed to extend beyond the maximum height noted on Map 510-4 (250').

- f. Confirm that the applicant does not need to address 33.510.255, Central City Master Plan or 33.865, River Review, assuming the application complies with the development standards in 33.475.400.440.
 Response: 33.510.255 does not apply to this site except on a voluntary basis. Please see staff’s response under question “a”.
- g. Because the three proposed buildings are all mixed-use, do the disturbance area criteria for residential structures in 33.475.440.O apply? Response: As noted in the River Overlay Zone sections above, 33.475.440.O only applies to residential structures and does not apply to mixed-use buildings.

- h. We will eventually want to establish a separate legal lot for each building parcel.
 - i. Can we do that with the existing platted lots - there are 13 platted lots.
 - ii. Do we need to apply for a Lot Confirmation or a Replat? Or some other procedure?
 - iii. What is the timing of when this process would need to be started? And completed? *Response: Please refer to the Replat and Land Division options outlined in the River Overlay Zone sections above.*
- i. Confirm location of proposed Greenway trail and top of bank line; confirm filling of inlet.
 - i. The applicant intends to extend the required 16' Greenway Trail over the inlet to maintain a consistent public walkway along the edge of the river as shown on the attached Greenway Setback exhibit. The extension of the trail will be accomplished either by filling the inlet riverward of the top of bank or building a bridge across it.
Response: Unless the entire riverbank is regraded, a bridge option appears it would better align with the River Overlay regulations, as well as other related floodplain and balanced cut and fill regulations noted in the Site Development response. Please also refer to the response from Parks for further guidance on the trail size and placement.
 - ii. The inlet on what is shown as Site C on the attached Greenway Setback exhibit is a concrete structure that was built to serve the flour mill. The applicant intends to demolish the flour mill and Prosper Portland has agreed to support the request for a demolition permit. The seawall along the entirety of the Centennial Mill site, as well as along most of Site C, establishes both the ordinary high water and the top of the bank line. Consistent with the definition of top of bank in 33.910 and establishing its location as per 33.930.150, the top of bank along Site C should be set as a continuous line across the inlet connecting the seawalls. 33.930.150.C.1 provides: "Where a structure [i.e., the inlet] straddles the top of bank, the top of bank line is drawn as a straight line through the structure, connecting the top of bank line [i.e., the seawalls] on either side."
Response: Please refer to the River Overlay Zone sections above regarding the top of bank and setback provisions. A seawall is not depicted as a structure that straddles the top of the bank, per the Measurements section in 33.930, and instead BDS would consider the top of the seawall to be the top of the bank.
 - iii. The code does not provide a purpose statement for the top of bank determination. The only regulatory purpose for the top of bank line – it is not a term used in any applicable state or federal regulation - is to set location of the city's river setback area and greenway trail. Establishing the top of bank line as proposed by the applicant will allow the greenway trail to be in a location that offers the optimum experience for the public's access along the river and provides the opportunity for more public space and housing on the rest of Site C.
Response: Please refer to the River Overlay Zone sections above regarding how the top of bank and setback are determined.
 - iv. The option to fill the inlet riverward of the top of bank rather than building a bridge across is consistent with 33.475.210.D.2.a, which allows excavations and fills to support river-related uses in the river setback. The definition of a "river-related" use in 33.910 includes "Recreational trails [i.e., the Greenway] ... adjacent to the river."
Response: Please refer to the River Overlay Zone sections above. Some minor fill associated with a trail may be considered river-related; however, keep in mind any fill must also comply with other regulations as noted in the Site Development response.
- j. Confirm any setback requirements for separate building lots. *Response: There are no side setback requirements in the EX zone. However, this site is subject to 33.510.250.B – Additional Standards in Pearl Subdistrict.*

2. BDS Permitting Process Timelines

- a. Would project qualify for Major Projects Group? And if so, what is the fee?
- b. Building Permit Submittal – Confirm that a two-package submittal is acceptable (foundation/below-grade + Full building)
 - i. Would submittal of initial package lock project into current code version at time of submittal?
- c. Intake Process – please confirm expected timeline for intake
- d. Confirm cities current permit review timelines
- e. Confirm the demolition permitting process requirements for the existing development structures on the site – the horse barn, the warehouse, and the flour mill buildings.

Response: The majority of these questions can be answered by the Major Projects Group. Regarding demolition, this is a City-owned resource, identified as eligible for the National Register of Historic Places. Please see the comments under 6.h above for guidance. In addition, section 33.510.242 of the Zoning Code requires that sites where a building has been demolished must be landscaped to the L1 Standard within 6 months of the demolition unless there is an approved development for the site.

B. 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 2000-006874 DZM – Design Review with Modification approval for site and building improvements to accommodate the City of Portland Mounted Patrol Unit facilities, including greenway improvements.

C. 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)

DIGITAL MODEL

Design Review proposals in the Central City plan district that include new development or changes in the bulk of an existing building are required to submit a three-dimensional digital model with the Design Review application. The digital files required include:

- Sketch up Model (.skp File)
- 3-D Model plugged into Google Earth (.kmz File)

D. 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 NW/NW, Pearl District, contact planning@pearldistrict.org.
- The site is located within 1,000 feet of Eliot, contact Brad Baker at lutcchair@eliotneighborhood.org or info@eliotneighborhood.org 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 Pearl District Business Association, contact at info@explorethepearl.com
- Contact information for neighborhood associations, neighborhood district coalitions, and business associations is available at www.portlandonline.com/oni/search/.

E. 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.



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

PBOT – Development Review

Pre-Application Conference Response

Date: January 24, 2023
To: Matt Wickstrom, Conference Facilitator
503-865-6513, Matt.Wickstrom@portlandoregon.gov
From: Tammy Boren-King, PBOT Development Review
503-823-2948, Tammy.Boren-King@portlandoregon.gov
Jacob Wiser, PBOT Permit Engineering
Jacob.wiser@portlandoregon.gov

Case File: EA 22-208541

Location: 1362 NW NAITO PKWY

R#: R141440

Proposal: A Pre-Application Conference to discuss multi-block mixed use development and greenway improvements at the Centennial Mills property.

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 Submittal Requirements**
- B. PBOT Permit Engineering Review Comments**
- C. Responses to Applicant Questions**
- D. Approval Criteria**
- E. Required Public Improvements, Dedication, and Driveways**
- F. Public Works Permit Process**
- G. Building Permit Information**
- H. Appeals (Public Works Alternative Review Information)**

A. Key Issues and Requirements

1. This response is lengthy and is broken into the following topic areas:
 - Improvement triggers and sidewalk improvements
 - Vehicular Access
 - Pedestrian Connection across Naito
 - Misc.

Please note there is a response to each of the applicant submitted questions in Section C.

Improvement triggers and sidewalk improvements

2. Per 17.88.020, alterations which increase the number of occupants of a site are required to provide a standard full width improvement, including sidewalks, and may require dedication to allow the full width improvement to be constructed. For PBOT purposes, occupancy is determined based on trips rates from the *Institute of Transportation Engineers Trips Generation Manual, 11th Edition*. Standard improvements are based on the requirements of [PBOT Development Review Manual to Creating Public Streets and Connections](#) and the [Portland Pedestrian Design Guide](#).

In this case, information is not yet available regarding the specific scale or uses of the future development. For the purpose of these notes, it is assumed the project will be an increase in trips. As such, a full width standard improvement is required to the satisfaction of the City Engineer, including dedication to accommodate that improvement if necessary. Based on City GIS, it does not appear dedication will be required for the sidewalk corridor, though this needs to be confirmed via a site specific survey. There is a discussion of a potential bridge landing later in these notes.

3. River District ROW Standards apply at this location. The required sidewalk width for Naito Pkwy is 12-feet. The existing sidewalk is mapped as being 12-feet. Dedication is not anticipated but needs to be confirmed via site specific survey. It is anticipated the majority of the sidewalk corridor will be destroyed during construction. It will need to be rebuilt through a public works permit. It is anticipated some new roadway striping will be needed in order to accommodate the new driveways and close existing driveways. The signal at NW 9th Ave. will need to remain functional throughout construction.

Vehicular Access

4. The submitted materials contain multiple potential layouts for vehicular access. Vehicular parking is allowed but not required. On-site loading is required per 33.266.310. Loading is required **per building** not per site. It is not yet clear what size each building will be, so staff cannot yet state what size and number of loading spaces are required. Please see 33.266.310.C once a development program is set. PBOT staff defers to the BDS planner to determine if the zoning would allow the provision of loading spaces outside of the buildings. PBOT staff notes forward motion ingress and egress will very likely be a condition of approval of any adjustment to allow vehicular access. Once more specific plans have been developed, feel free to reach out to me as the PBOT first point of contact for discussing this.
5. NW Natio Pkwy is designated as a Major City Bikeway. Per 33.510.263.B.1, motor vehicle access is not allowed to any street designated as a Major City Bikeway in the Central City Plan District. An adjustment review will be needed in order to gain vehicular access, even if the proposal is only to provide the required on-site loading spaces. Staff understands parking is proposed. Staff coordinated with PBOT traffic engineer Andy Jeffrey. An access focused transportation impact study (TIS) will be needed to determine the appropriate location or locations for driveway access. This study should be submitted with the land use review materials. Please plan early for this as the vehicular access locations and deeply affect the design of the buildings and the resultant design review.

The scope of work for the required TIS must be approved by PBOT prior to preparation of the study. The applicant's traffic engineer must propose a draft scope of work via the scope approval forms available at <https://www.portland.gov/transportation/development/traffic-impact-studies>. Information will be needed such as the number and types of vehicles that

are anticipated to use each driveway. The TIS will need to analyze the queuing patterns along NW Naito Pkwy to understand if queuing from the proposed driveways will cause conflicts with pedestrian, bicycle, or motor vehicle traffic on NW Naito Pkwy. The applicant should expect to be asked to provide turning movement information for the NW 9th Ave/NW Naito Pkwy intersection. Information on pedestrian and bicycle movements will also be needed. Staff notes the submitted materials show a potential new signalized driveway. New signals require documenting the signal warrants are met. Given the spacing between two existing signals, it may not be possible to justify a new signal. If the project team wishes to pursue this, please have the project's traffic engineer coordinate with PBOT's traffic engineers through the TIS process regarding signal warrants.

One of the submitted options shows a signalized driveway aligned with NW 9th Ave. Substantial changes have happened to NW Naito Pkwy since the previous early assistance meeting on this site in 2018. Since that time, this segment of NW Naito Pkwy. was rebuilt though a Local Improvement District (T00619). This LID was closed out at Council on 3/21/2021 per Ordinance #190320. The LID created bicycle lanes and substantial median islands were installed in the intersection with NW 9th Ave. It may be difficult to gain approval to move all of the carefully planned, LID built new bicycle infrastructure in order to accommodate vehicle parking. Substantial signal modifications would be needed at applicant expense. In addition, the NW 9th Ave/NW Naito Intersection is a rail crossing. Adding what would essentially be a new leg to this intersection will require updating the rail crossing order. **Should the project team decide to pursue access aligned with 9th Ave, staff notes the rail crossing order will need be obtained from ODOT Rail prior to a public works permit being issued.** Applicants cannot make formal application to ODOT Rail, only jurisdictions. PBOT cannot formally approach ODOT rail until a public works permit is in process. **Staff notes all of this to point out process steps that will take time past the adjustment review should the project team succeed at gaining approval of an adjustment to take access aligned with NW 9th Ave.** Should the applicants wish to discuss rail crossing requirements with ODOT, please contact Marah Danielson at marah.b.danielson@odot.state.or.us.

Site plan Option B contains a shared driveway between buildings A and B centered on the Tanner Springs Outfall Easement. PBOT staff defers to BES regarding whether or not driveways are allowed in the easement. Staff notes the queuing analysis will need to study if this amount of separation from NW 9th Ave. is sufficient. Much of that analysis will depend on the specific design and the anticipated queuing effects of that design (ie. how many vehicles a day are served by the driveway).

Both submitted options contain a curb cut for Building C. The driveway currently appears to operate as a shared driveway between this site and the property to north. If possible, a shared driveway configuration is preferable to creating a new driveway in close proximity to the existing driveway for the property to the north. If not proposing a shared driveway, the TIS will need to study how both driveways will be able to function together and what that impact will be to NW Naito Pkwy.

6. Completed Scope Approval forms and any supporting documentation can be emailed to PBOT at PBOTDevRevTrafficScopes@portlandoregon.gov. Review of scoping documents generally takes 3 weeks, though this can vary. Please direct additional questions regarding the required TIS or the Scope Approval Forms to

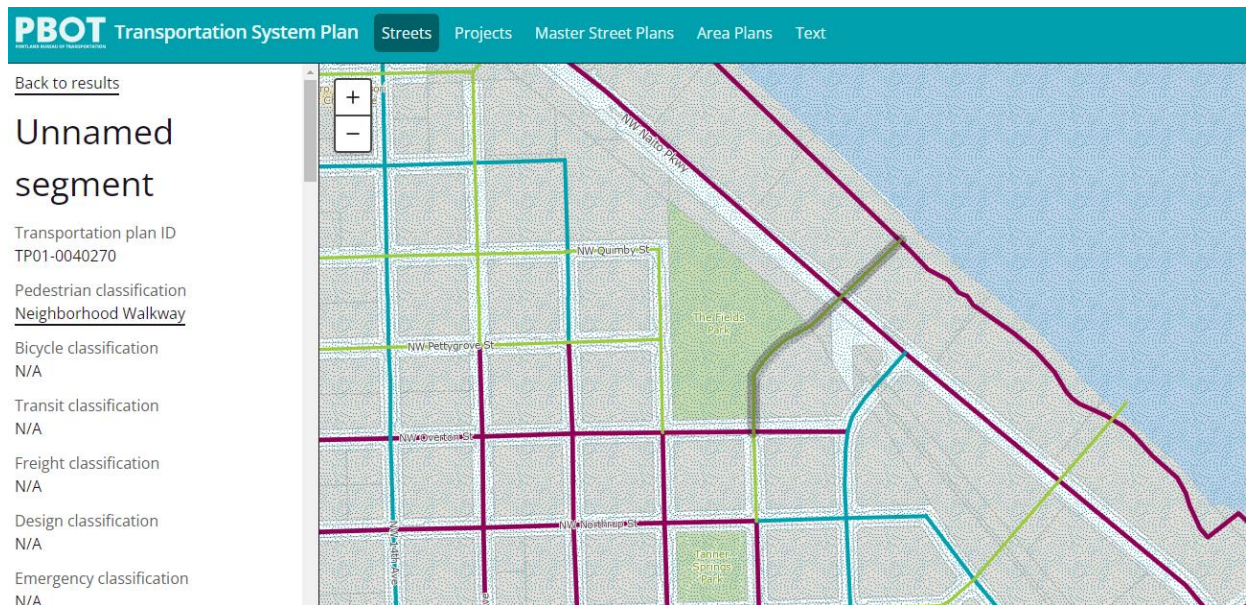
PBOTDevRevTrafficScopes@portlandoregon.gov. PBOT recommends the TIS be submitted at the time of land use application. The completed TIS must be submitted prior to PBOT considering the land use application complete. The TIS must be reviewed and accepted by PBOT prior to PBOT supporting approval of the land use review. TIS are complex technical documents that take time to review and often require ongoing coordination between PBOT and the applicant's traffic engineer. Plan on a minimum of 4 weeks for the initial review. Additional time may be needed for revisions or additional data collection. The more complex the situation, the longer the review is likely to take.

7. Any access control mechanisms within 20-feet of the right-of-way require a driveway design exception. It appears at least building C is proposed to have a garage door at the property line. Any necessary driveway design exception will need to be approved prior to PBOT support for the land use review. Please see Attachment D at the end of this document for additional information.

Pedestrian Connection across Naito

8. The subject site is at a location where multiple planning documents seek a pedestrian bridge connection across Naito Pkwy and the railroad to Fields Park. These documents include the River District Right-of-Way Standards (2020) (<https://efiles.portlandoregon.gov/Record/13621560/>), the North Pearl District Plan (2008) (<https://www.portlandoregon.gov/transportation/article/520815>), and the Centennial Mills Framework Plan (<https://prosperportland.us/wp-content/uploads/2016/07/Centennial-Mills-Framework-Plan.pdf>).

Additionally, the pedestrian connection is an identified as a Neighborhood Walkway in the TSP.



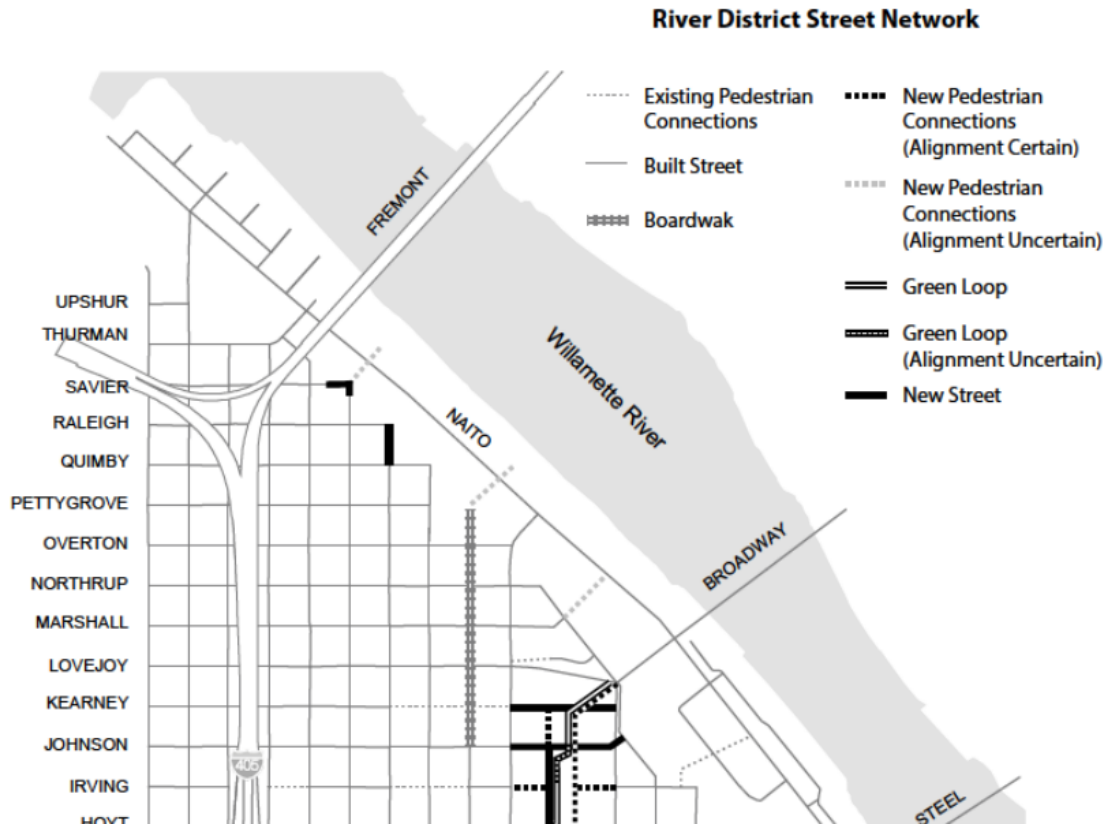
The various PBOT and PDC (now Prosper Portland) lead planning efforts show the connection at a location responding to the 1999 Hoyt Street Yards Number 2 land division

and the associated platted Tract E. Tract E is a public pedestrian tract, not public right-of-way. Tract E extends north/south from NW Overton St. to the railroad aligned with NW 10th Ave. The images below are from the 2020 River District Right-of-Way standards and the 2003 plat of Hoyt Street Yards Number 2, showing what appears to be the originally planned alignment. The tract is 20-ft wide. When extended across NW Naito Blvd, it appears to land about somewhere in the northwest third of the Centennial Mills property. Please note the 2020 River District Design Standards are the most recently adopted document showing this connection.

189932

INTRODUCTION

The resulting updated document retains most elements of the original, updates the street network to reflect new streets, both built and planned, and amends selected performance criteria and standards to reflect changes in City policy and community issues.



HOYT STREET YARDS NO. 2

PLAT BOOK 124

LOTS 15 THROUGH 33

BEING A REPLAT OF BLOCKS 216 THROUGH 218, 225, 226, 241
 A PORTION OF BLOCKS 224, 242, 243 AND 244, OF COUCH'S ADDITION TO PORTLAND,
 3 VACATED STREETS, SITUATED IN THE N.W. QUARTER SECTION 34, N.E. QUARTER SECTION 33,
 S.W. QUARTER OF SECTION 21 AND S.E. QUARTER OF SECTION 28
 IN TOWNSHIP 1 NORTH AND RANGE 1 EAST OF THE WILLAMETTE MERIDIAN.
 CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON



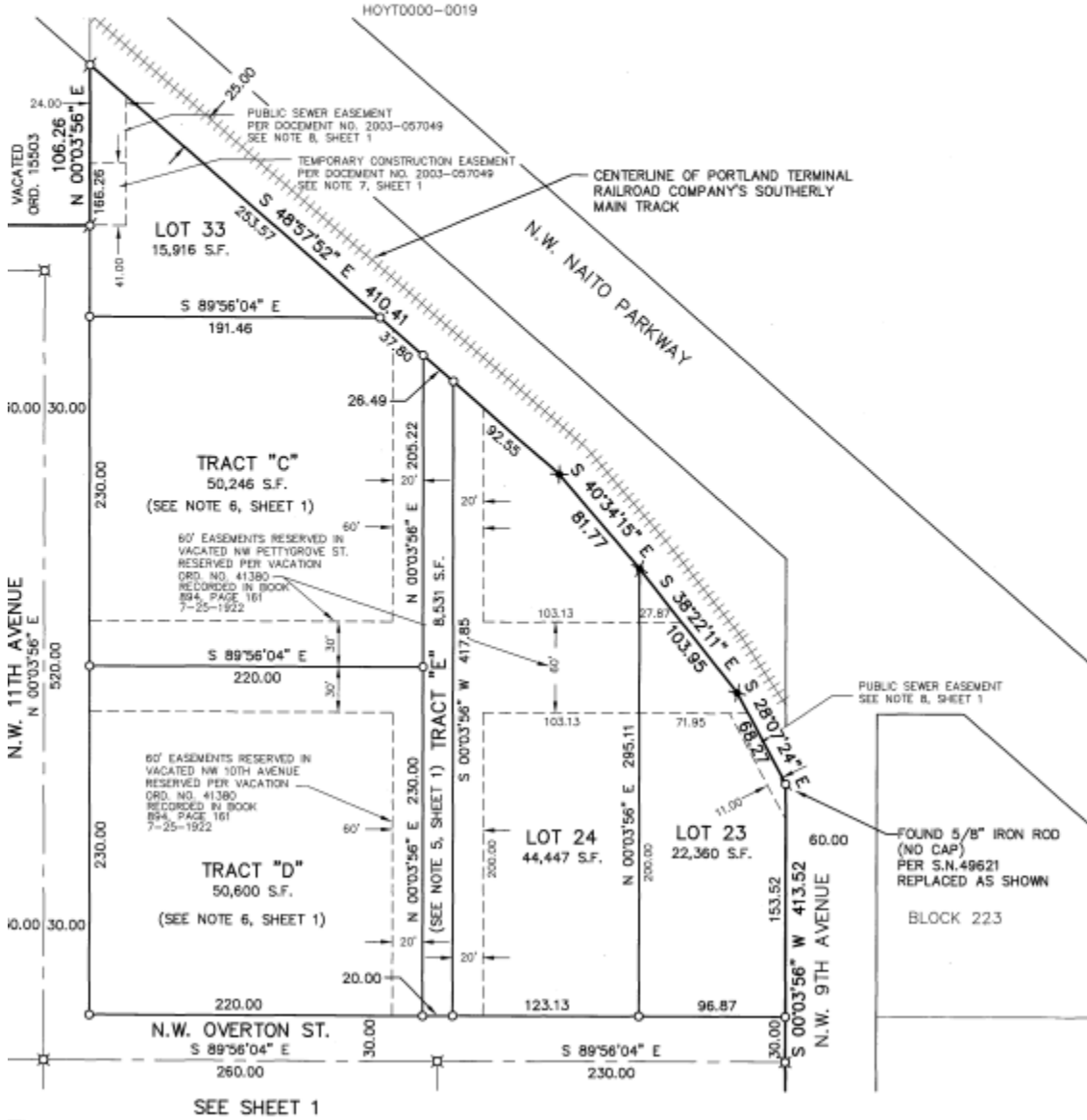
APR 9, 2003



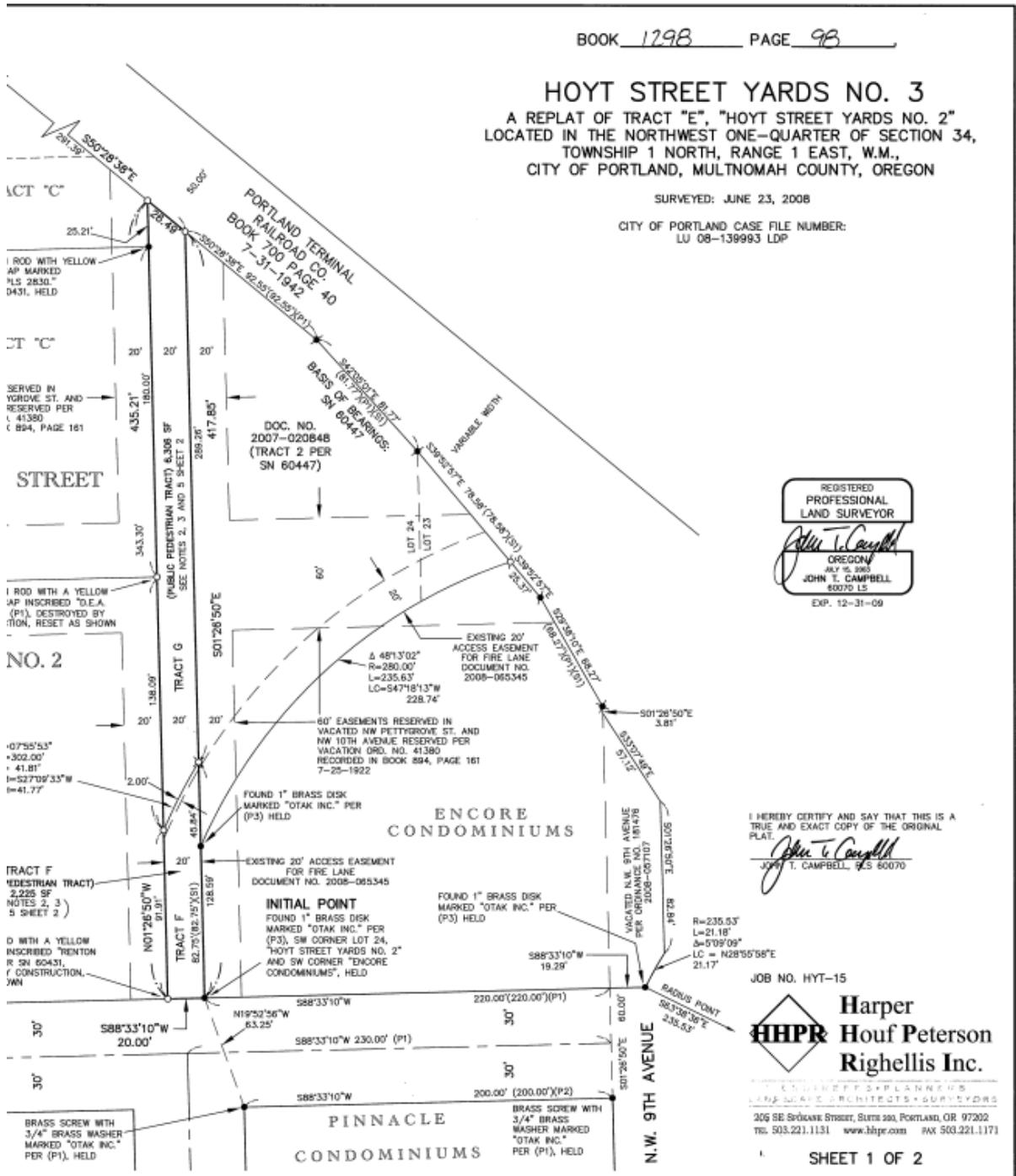
**DAVID EVANS
AND ASSOCIATES INC.**
 2100 Southwest River Parkway
 Portland Oregon 97201
 Phone: 503.223.8663



SCALE: 1" = 60'

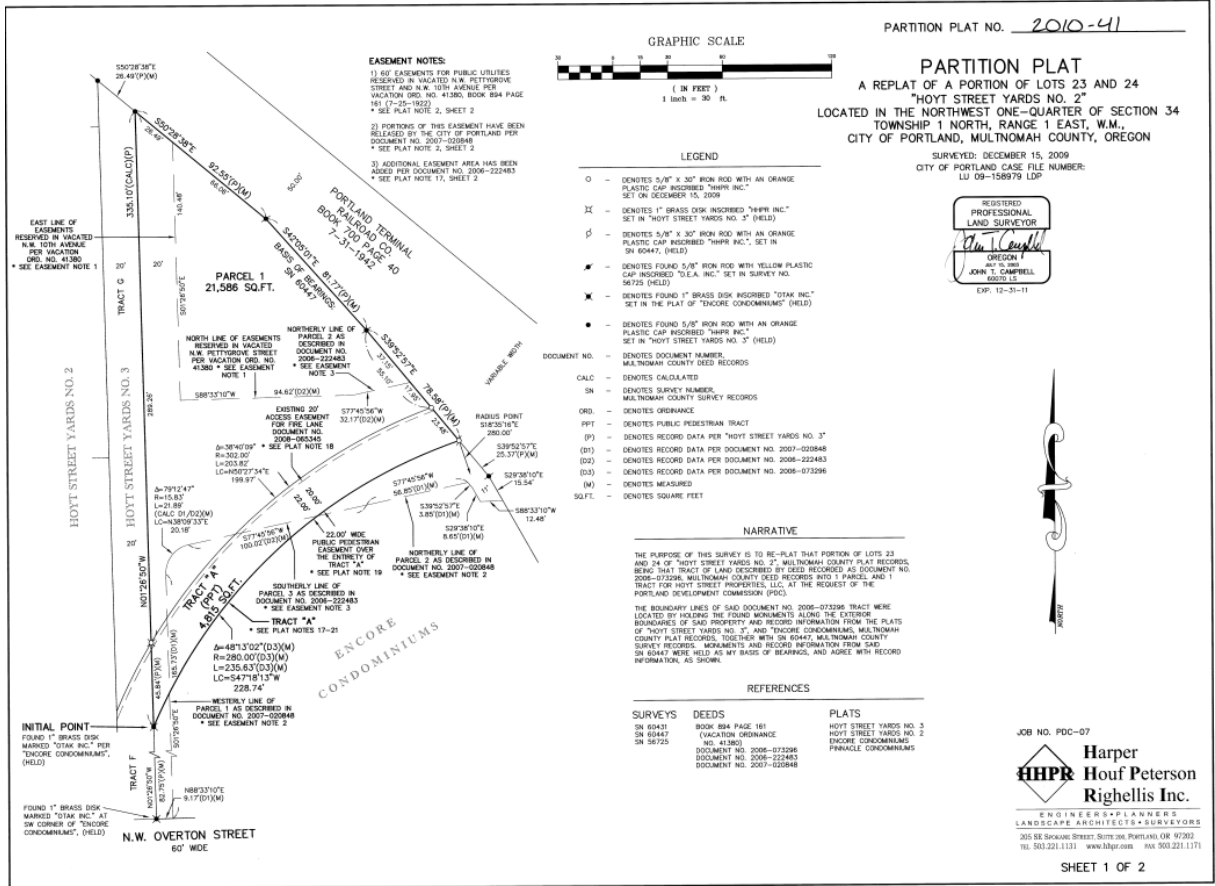


Hoyt St. Yards Number 3 replatted Tract E as Tracts F and G in 2009. The public walkway easement was retained. It still went north aligned with NW 10th Ave. to the railroad.



In June 2010, partition plat 2010-41 platted a new pedestrian tract (not right-of-way) bending towards the river in a location that would align roughly with the middle of the Centennial Mills property. This pedestrian tract overlays the fire lane easement bending

toward the river from the top of Tract F, Hoyt Street Yards No. 3. This newly platted Tract appears to relate to the alignment of the pedestrian bridge shown in the TSP but not reflected in the River District Right-of-Way standards, which are adopted by ordinance. Additionally, it is in close proximity to the existing at grade crossing at NW 9th Ave.



PBOT Transportation System Plan Streets Projects **Master Street Plans** Area Plans Text

[Back to results](#)

River District

Document
<https://www.portlandoregon.gov/transp>

Features of the plan

<input type="checkbox"/> on <input checked="" type="checkbox"/> off	New Street Points and alignment uncertain	4
<input type="checkbox"/> on <input checked="" type="checkbox"/> off	New Pedestrian Connections/ Secondary Routes Points and alignment uncertain	4
<input type="checkbox"/> on <input checked="" type="checkbox"/> off	Existing Pedestrian Connections	7
<input checked="" type="checkbox"/> on <input type="checkbox"/> off	New Pedestrian and Bicycle Connections Points and alignment uncertain	4

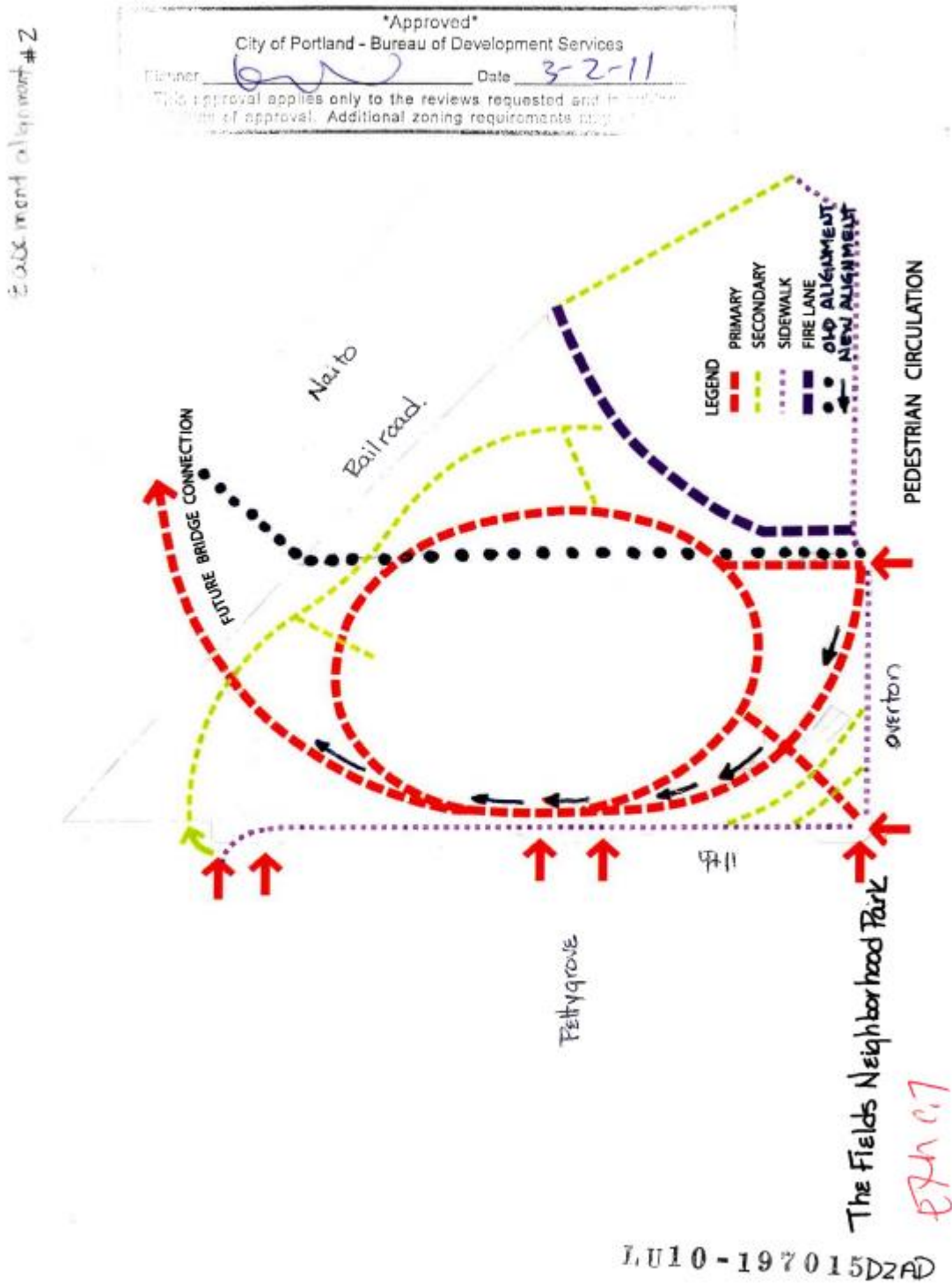
The design of the south side of the pedestrian connection was fundamentally rethought when Fields Park was developed. Design Review 10-197015-LU from Dec. 2010 contains the following text as a portion of the case description:

The Tract E pedestrian easement is proposed to shift from its current location (in alignment with NW 10th Avenue from NW Overton to the railroad) to a curved path that starts at the southeast corner of the park property and follows the concrete and paver walkway curving to the west and north to NW Pettygrove, where it will connect with a future public bridge. The minimum clear width will be 10' with the majority of the easement 11' or greater.

The 2010 design review is a paper file stored in city archives. There is not a comprehensive bridge design included in that case file. The only graphic showing the potential bridge landing location on the North side of Naito Blvd. is Exhibit C.7, which is on the next page of this response. The bridge landing appears to be planned for the northwest portion of the Centennial Mills Site.

- The proposal will need to leave adequate space on site so that a future pedestrian connection is not precluded. The bridge landing should be outside of the sidewalk corridor on Natio Pkwy. It is anticipated that an easement will be required to ensure future construction of a bridge landing is feasible. It is not entirely clear what width will be needed to accommodate the future bridge. Based on the pedestrian tracts on the south side of Naito being 20-feet in width, staff recommends a 20-foot width be planned for. The bridge concepts to date are conceptual, but appear to anticipate the bridge landing within the northwesterly 1/3 of the site perpendicular to NW Naito Pkwy. **Staff recommends the**

design plan for a 20-foot clear easement that does not contain vehicular access within the northwestern 1/3 of the site.



Misc.

10. PBOT requires utility vaults to be located on private property. Please see TRN 8.13 at <https://www.portland.gov/policies/transportation/right-way-access/trn-813-utility-vault-or-structure-benefit-adjacent>. Please plan early in your design process to provide for the power needs of the building on site. There is a process to pursue a design exception to allow for a vault to be placed in the right-of-way, but the exception process is rigorous and there is not assumption an approval will be granted. The process is explained in TRN 8.13 and begins as follows:

A. Professional Engineer Confirmation: A letter from a registered professional engineer confirming that there is no viable location on private property to house the infrastructure in question must be submitted. This includes documentation that the property cannot meet zoning code and/or design/historic overlay (if applicable) requirements with the utility room at the building's street facing edge AND that the applicant was unable to identify another suitable location on private property (inside or outside of the building) that is supported by the utility provider. The letter must include utility provider concurrence. Architectural choices or increasing leasable space are not a viable rationale for placement of infrastructure outside of private property

Given the scale of the site and the requirements for open areas, it seems unlikely the project will be able to document that a suitable location cannot be accommodated on site.

Summary of Submittal Requirements

1. Narrative addressing all zoning code approval criteria
2. Plans
3. Transportation Impact Study for driveway locations and adjustment to achieve vehicular access.
4. Driveway Design Exception for the proposed Access Control Mechanism (ie Gate). Please see Attachment D.

B. PBOT Permit Engineering Review Comments (Jake Wiser)

PBOT Public Works Permit review comments were not yet available at time of this response. When available, they will be forwarded via separate cover. The applicant is encouraged to contact the Public Works Project Manager for any questions on the Public Works submittal requirements. General information on the Public Works process can be found here: <https://www.portlandoregon.gov/index.cfm?&c=53147>.

Jacob Wiser, PBOT Permit Engineering
Jacob.wiser@portlandoregon.gov

C. Responses to Questions Submitted by the Applicant

1. **Confirm curb cuts and any new traffic signals for site access i. 3 curb cuts – 1/building ii. 2 curb cuts – shared driveway + loading iii. Verify any directional requirements for access**

An adjustment review is needed in order to gain vehicular access to the site per 33.510263.B.1. Please see the access discussion in Section A of these notes. A TIS prepared by an Oregon licensed Traffic Engineer will be needed.

2. Please confirm time to completion of 30% Concept Design and Design Review process.

This depends on a wide variety of factors and cannot be predicted. Staff notes PBOT Permit Engineering Review has a goal of 3-week turn around on each newly submitted review cycle.

3. Please confirm location for PGE vaults in ROW will be acceptable.

Effective July 1, 2022 transformers, or other building specific structures, placed to power or service a building must **fully reside outside of the public right of way**. They may be permitted in the right of way by exception only. The exception process is rigorous and is very unlikely to be able to be met by the subject project. PBOT has developed a process for reviewing a Design Exception in TRN-8.13 - Utility Vault or Structure for the Benefit of the Adjacent Property Owner Review Approval Process which is available at <https://www.portland.gov/policies/transportation/right-way-access/trn-813-utility-vault-or-structure-benefit-adjacent>.

Please plan for power at the earliest stages of building design to ensure the power needs can be met on site.

4. Will a Loading Demand study be required for the garage door exception?

A loading demand study is only required when attempting to modify the required number of on-site loading spaces. A Driveway Design Exception is required for any access control mechanism, such as an overhead door, within 20-feet of the right-of-way. The design is too schematic at this point to determine if there will be a garage door within 20-feet of the right-of-way. Staff suggests this topic be included in the TIS when submitting for the adjustment review to gain vehicular access. Please see the access discussion in Section A of these notes.

5. Confirm loading requirements allowed off NW Naito with drivable surfaces in open spaces/driveways between buildings?

As discussed above, access from NW Naito Pkwy requires an adjustment review. On-site loading is required per 33.266.310. Since the size of the buildings is not yet known, it is unclear what the required loading will be. Please note loading is required **per building** not per site (33.266.310) PBOT staff defers to BDS to determine if the zoning code allows loading to happen outside of a building. Please further note that forward motion ingress and egress is very likely to be a condition of approval of any adjustment review for vehicular access.

6. Confirm modification requirements/acceptance for internal loading – back-up access.

This will be reviewed through the adjustment review to gain vehicular access to the site. Staff recommends the project team assume forward motion ingress and egress will be a condition of approval of the adjustment review. If Type A spaces are needed, then staff recommends a continued conversation as the design develops. Traffic engineers from both PBOT and the applicant team will need to be involved in this conversation.

7. Confirm driveway/loading area is allowed over the top of the Tanner Creek easement area.

This will require permission of the easement holder (BES) and a zoning code adjustment to allow access. Please see the access discussion in Section A.

8. Confirm current & future plans for Naito Pkwy. Future planter median?

This segment of NW Naito Plwy. was recently rebuilt though a Local Improvement District (T00619). The This LID was closed out at Council on 3/21/2021 per Ordinance #190320. Staff is not aware of any further plans for this segment of NW Natio Pkwy.

9. Is anything in the pipeline regarding a possible bridge connection over NW Naito as has been previously discussed?

Please see the discussion in Section A. There are no plans at this time to construct the bridge. The project team will be asked to ensure the development does not preclude the future provision of the pedestrian connection.

D. Approval Criteria and Land Use Submittal Requirements

The applicant shall submit a written narrative adequately addressing the applicable zoning code approval criteria listed below for the required reviews:

Title 33 Approval Criteria	Code Citation and Link	Staff Notes
Adjustment Review	33.805.040	Narrative Required individually addressing each evaluation factor
33.266 Parking, Loading, And Transportation And Parking Demand Management	33.266	Includes vehicle parking, bicycle parking, loading, and transportation demand management standards.
Central City Parking and Loading Access	22.510.263	A transportation impact study will be required in order to gain vehicular access to NW Naito Pkwy.

Additional City Code Requirements	Code Citation and Link	Staff Notes
River District Right-of-Way Standards.	River District Right-of-Way Standards 2020 Update Portland.gov	Street width and sidewalk configuration standards
Utility Vaults	https://www.portlandoregon.gov/citycode/article/622900	TRN-8.13 – Utility Vault or Structure for the Benefit of the Adjacent Property Owner Review Approval Process. See Attachment B for more information.

Additional City Code Requirements	Code Citation and Link	Staff Notes
Driveway Standards	17.28.110 and TRN 10.40	Standards are applied at the time of building permit
DDE- Access Control Mechanism (ie. Gate)	17.28.110 and TRN 10.40	See Attachment D. Application materials are available at https://www.portland.gov/transportation/development/driveway-design-exceptions
Garage Entry Grade and Warning System	Portland Policy Document TRN 10.42	The garage entry must be designed to allow exiting drivers to see pedestrians on the sidewalks approaching the vehicle exits. Any driveway with a slope greater than or equal to 16% will require the applicant to submit a stamped Driveway Design Exception. In addition, an audio/visual warning system must be installed to warn pedestrians of exiting vehicles.
Encroachments in the Public Right-of-Way	https://www.portland.gov/transportation/development/encroachment-permits	The City's policy on encroachments in the public right-of-way
Street Lighting	https://www.portlandoregon.gov/transportation/article/714407	PBOT Lighting Level Guidelines
Central Location for PBOT Design Standards	https://www.portland.gov/transportation/development/commonly-referenced-transportation-code-and-administrative-rules	Links to multiple PBOT design guidelines here.

E. Required Public Improvements, Dedication, and Driveways

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

The site IS within a Pedestrian District.

Street Name	Pedestrian	Bicycle	Transit	Freight	Traffic	Design
NW Naito Pkwy	Major City Walkway	Major City Bikeway	Transit Access	Local Service	Traffic Access	Civic Corridor

Existing Improvements: At this location, according to the City’s GIS data, the site’s abutting rights-of-way are improved as follows:

Street Name	ROW Width*	Roadway Width*/Condition	Pedestrian Corridor Width*/Configuration			
			Curb	Furnishing	Sidewalk	Frontage
NW Naito Pkwy	80-ft	60-ft paved	0.5-ft	4-ft	6-ft	1.5-ft

** 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. It is the applicant’s responsibility to provide a current survey to document the location of the abutting rights-of-way and to confirm or challenge any anticipated dedication amount.*

Standard ROW Improvements:

Please note this estimate is for the sidewalk only.

Street Name	Curb Location	Pedestrian Corridor Width	Pedestrian Corridor Configuration				Estimated Dedication
			Curb	Furnishing/ Stormwater	Sidewalk	Frontage	
NW Naito Pkwy	No change	12-ft	0.5-ft	4-ft	6-ft	1.5-ft	None (for the sidewalk)

The estimated dedication amount is based on the information available to City Staff. A site specific survey is necessary to determine the final dedication amount, which will be determined via the Public Works Permit process.

Design District/Streetscape Plan Information: The subject site is within the boundaries of the River District Right-of-Way standards (2020) available at <https://efiles.portlandoregon.gov/Record/13621560/>. There are requirements for ornamental lighting and non-standard scoring patterns. Please have the design team’s civil engineer coordinate with Public Works staff regarding the area specific requirements.

ADA Compliant Corner or Mid-Block Ramps: The Americans with Disabilities Act (ADA) requires projects which construct a new pedestrian facility (e.g. a new sidewalk or ped-push button), resurface a portion of the street, or otherwise alter the street to provide ADA compliant curb ramps along the route as part of the project. The corner is required to be reconstructed to

meet current City and Federal ADA standards. Information regarding ADA curb ramp design and construction criteria can be found at <https://www.portlandoregon.gov/transportation/article/727351>. A public works permit will be triggered.

Curb Extension: None required. The site contains no unsignalized intersections.

Street Trees: The applicant is advised to contact the City's Urban Forester at 503-823-TREE (8733) for specific information on the quantity and type of street trees that will be required. For additional information on street tree requirements, the applicant is advised to visit <https://www.portlandoregon.gov/trees/article/542497>

Street Lighting: The following comments were provided by Nelson Chi, PBOT Signals and Street Lighting:

Please note: In addition to the written comments, Nelson Chi provided maps of the existing SSL system and the River District Lighting Layout via email to Tammy Boren-King. Those maps were forwarded to Michelle Schulz (michelles@gbdarchitects.com) and Jeff Shoemaker (Jeff Shoemaker jshoemaker@dowl.com) via email.

- **Street Lighting:**
The project is required to install new street lights meeting River District lighting layout and standard fronting the project on NW Front / Naito. This includes the specific light type, location of the pole, and lighting pattern
- **Traffic Signal (NW Front Ave / Naito Parkway & 9th Ave – ID 3047):**
The recent signal modifications by NW Front Ave / Naito LID Project redid the sidewalk, ADA ramps, traffic signal pole, and pedestrian signals and APS pushbuttons. If project frontage is to be modified, there will be signal modification works required depending on the nature of the work. Additionally, if a new traffic approach / new leg is to be introduced to the signal as part of the project proposal, then a full signal modification would be triggered with new rail crossing order required.

Driveways: Please see Section A. A TIS and an Adjustment Review are needed to gain vehicular access to the site.

F. Public Works Permit Process

The Right-of-Way 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.

Concept Development Phase plans 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 become familiar 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.portlandoregon.gov/publicworks>. It is important for the applicant to understand the Public Works process and timeline to avoid any conflicts with the Land Use Review and Building Permit process.

Concept Development approval (30% design) including plans, fees, signed application for permit, and a performance guarantee for the estimated value of the improvement must be submitted prior to Building Permit approval. The performance guarantee may be in the form of a surety bond, irrevocable letter of credit, set-aside account, or cash deposit. Applicant should contact Public Works at (503) 823-1987 for appropriate forms and additional information.

G. Building Permit Information

At the time of building permit review you should be aware of the following:

1. Balconies are required to meet the International Building Code (IBC) for projections into the ROW, which allows one inch of encroachment for each additional inch of clearance above 8-ft', with a maximum allowable encroachment of 4-ft. The building permit must demonstrate that any proposed balconies meet this standard. Any windows which project into the public ROW will need to meet the code guide for Window Projections Into Public Right-of-Way available at <https://www.portlandoregon.gov/bds/article/68600>.
2. When proposed development will prohibit use of an area of within the public right-of-way, a separate Temporary Street 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).
3. 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>.

H. Appeals (Public Works Alternative Review)

Per TRN 1.27, an applicant may request the Public Works Alternative Review Committee (ARC) consider alternatives to the requirements identified in this document. The applicant is encouraged to provide sufficient detail in the request to enable the Committee to make a qualified decision. The Committee may seek additional information from the applicant, provide advice to the applicant, seek additional information from other City Bureaus, or complete additional reviews before a final decision is rendered. Any proposed alternative frontage improvements must be approved through the alternative review process prior to PBOT making a recommendation on an associated land use review or building permit.

PWA decisions are valid for one year from the date of approval and are the first step in the Public Works Appeal Process. Additional information on the Public Works Alternative Review

Process, fees, and application materials can be found at <https://www.portlandoregon.gov/article/481371>.

GENERAL INFORMATION
PBOT BUILDING and ENCROACHMENT PERMIT CONSIDERATION

Encroachments are based on property line locations after any required dedications are completed. If street dedication is required, the proposed development design must incorporate the location of the new property line into the project.

Excavation and Shoring

The limits of excavation for the proposed development need to be shown. Because the proposed development and excavation are in close proximity to the r.o.w., excavation limits need to be shown in order to verify that no work is proposed within the r.o.w. 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. Excavation information may be provided on the Grading and Erosion Control Plan sheets, or on a separate sheet. Please provide slope layback information, as well as the limits and cross sections showing the proposed excavation relative to the finished face of curb and property lines. Cross sections are to be worst case locations. 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 r.o.w., will be required to be cut off 5-feet below the curb gutter elevation, tiebacks will be required to be de-tensioned at the end of their required use.

If shoring, and structural walls which support the r.o.w. are proposed (on-site or within the r.o.w.); sufficient information on the location of proposed shoring 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 r.o.w. without providing written consent from the adjacent property owner (opposite of the proposed shoring). The applicant should be aware that all Transportation Structural reviews and reviews of encroachments into the public r.o.w. extending past the curb line (or less if warranted), will require additional review time by other Bureaus and Transportation staff, which will be necessary for Transportations approval of the Building Permit. 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. An additional set of shoring designs, calculations and the geo-technological report will be required for PBOT permitting to forward to the Bridges and Structures group for review. Additionally, a digital copy should also be provided.

Below Grade Encroachments

Enclosed below-grade spaces may be allowed within the r.o.w. with a (Revocable) Encroachment Permit. The building section within the r.o.w. must be designed to be severable from the main building and the structural support for the building above grade must meet IBC 3202.1.1. No projections are allowed beyond the curb line. **A minimum of 5-ft of clearance is required from the street gutter grade to the top of the building lid. It is the applicant's responsibility to demonstrate that no conflict will exist with street trees, streetlights, signals, ADA ramps or any other item constructed within the r.o.w. permitted through the Public Works Permit. The applicant must also provide confirmation that the local utility providers have verified that there is no conflict with the proposed encroachment and the provider's existing, or future, infrastructure.**

Footing Encroachments are not allowed within eight vertical feet below the surface grade (IBC 3202.1) without an approved Revocable Permit (encroachment permit), Footings may extend up to 12-inches into the right-of-way provided that the top of footing is located no less than 8-feet below grade.

Balcony Encroachments are allowed by City Code and applicable IBC standards. Balconies may encroach into the public right-of-way 1-inch horizontally for each 1-inch above 96-inches (8-feet) above finished grade. The Maximum encroachment allowed is 48-inches.

Oriel Window Encroachments are allowed by City Code and/or applicable IBC standards as adopted by the Bureau of Planning, Bureau of Transportation and the Bureau of Development Services, or the applicant must procure an approved Revocable Permit from the Bureau of Transportation for the proposed encroachment. If the proposed encroachment exceeds the definition of being a "Minor Encroachment," "Major Encroachment" policy approval, through City Council, will be required as a condition of this building permit approval.

Stair and railing Encroachments are not allowed outright within the public right-of-way per City Code and applicable IBC standards. If they are proposed in the right-of-way, either the plans and design must be revised to meet the City and associated IBC encroachment standards, or the applicant must procure an approved Revocable Permit from the Bureau of Transportation for the proposed encroachment.

Door and Gate Encroachments into the Public Right-of-Way are not allowed without a Revocable Encroachment Permit to allow any such encroachments. Please be advised that it is not typically PBOT Policy to approve door swings into the ROW for new construction.

Bike Racks are generally encouraged, there is no encroachment permit fee for approved encroachment applications and permits. The permit is required as a means of tracking encroachment locations and assuring that the rack meets City standards for type and location.

Loading Dock Encroachments

Docks extending from a building face into the right-of-way are private structures which require approval as an allowed encroachment in the public right-of-way. Docks are considered accessory to private buildings and fall under ADA building regulations. Where the dock will provide through pedestrian access in lieu of a public sidewalk, the City Engineer will apply ADA requirements in order to provide a higher level of accommodation. As a condition of this building permit approval, the applicant will be required to obtain an encroachment permit from the Bureau of Transportation.

OTHER CONSIDERATIONS

If a Public Works (PW) Permit is required as a condition of performing right-of-way improvements; stormwater management, bus stop, curb-cuts to City Standard, landscaping, location of signage, Location of utility poles and street lights, as well as other design requirements will be determined as part of the PW design review and permit process.

Designs submitted to Public Works for review must be provided by an Oregon licensed civil engineer. **Performance guarantee, contract and fees must be provided to Public Works satisfaction as a condition of PBOT's building permit approval.**

It will be necessary for the applicant to provide a 30% PW Design to PW in order for PW to;

- 1) Verify the type of PW Permit that is required, a full "Level II Permit" requiring up through a 90% design review, or a "Limited PW Permit" requiring the 30% for completion of the separate permit, required for PBOT building permit approval.

- 2) For PW to determine the required performance guarantee (typically a bond) amount.

As stated above, **Performance guarantee, contract and fees must be provided to Public Works satisfaction as a condition of PBOT's building permit approval.**

Dedication and Easements: As a condition of PBOT building permit approval for construction of development, sufficient dedication will typically be required to meet the required right-of-way standards. The limits of dedication may require the applicant providing a survey of the frontage and an acceptable PW design for comparison. Subject property.

Utilities/Power lines:

If the pedestrian corridor supports overhead power lines directly across from a zero setback building face and projections, the applicant is advised that they may be required to contact the appropriate utility service company to assure that the proposed design meets the requirements of for separation distances of structures and utility services.

CONTACT INFORMATION

PW Permit process:

The PW design must be provided by an Oregon licensed civil engineer. To begin the PW process, please contact Transportation Public Works through <http://www.portlandonline.com/index.cfm?c=53147>

Dedication process:

To start the dedication process, the applicant is required to complete and return a dedication request form to Transportation Right-of-Way Acquisition. Said form will be provided by PBOT at the time of the building permit, PBOT's 1st review. Dedications will not be processed prior to the building permit processing. Dedications, and required easements, will be a condition of PBOT's approval for the building permit.

Design Exception (DE) Application and Process

For additional information on the DE process and for an application, please go to:

<http://www.portlandoregon.gov/transportation/article/207301>

Scroll down to "Form Title" – "Design Exception Instructions (PBOT)" and "Design Exception Form (PBOT)" for the links to additional information and application.

Revocable Encroachment Permit Application:

If the proposed scope of work requires a revocable permit application for encroachments in the public right-of-way, please go to the following web site for an application, processing, and additional information:

<http://www.portlandoregon.gov/transportation/encroachments>

for an application, general information, cost and submittal information.

Permits from PBOT Street System/Utilities and from the Office for Community Technology are required for this installation:

Contact Ryan Mace at 503-823-7076 or at Ryan.Mace@portlandoregon.gov and Melvin Riddick at 503-823-0066 or at Melvin.Riddick@portlandoregon.gov to obtain the required permits. Advise this office when the permits have been obtained.

Other Related PBOT Building Permit Questions:

EA 22-208541

Please contact Wayne Close (503-823-7647 wayne.close@portlandoregon.gov)

Access Control Mechanisms Early Assistance Attachment D

Any proposed access control mechanism (gate, door, swing-arm, etc) for a driveway to a vehicle parking area needs to be located to prevent entering vehicles from queuing in the public street or queuing across the sidewalk. Per PBOT policy, access control mechanisms for parking areas shall be located at least 20-ft beyond the back of the sidewalk corridor. This is to accommodate at least one queuing vehicle outside of the public right-of-way. For driveways accessing parking areas, the access control mechanism, vehicle ramp and/or drive aisle must be at least 20-ft wide. The applicant must apply for a Driveway Design Exception request for PBOT's consideration if the access control mechanism's proposed size or location does not meet these requirements

Additional information about Driveway Design Exceptions (DDE), including application materials can be found at <https://www.portland.gov/transportation/development/driveway-design-exceptions>. Please note application instructions and fee information are on the bottom of page 2 of the application form. **The Driveway Design Exception process must be completed prior to PBOT support of any associated land use review or approval of a building permit.**

The required Driveway Design Exception request from must be accompanied by:

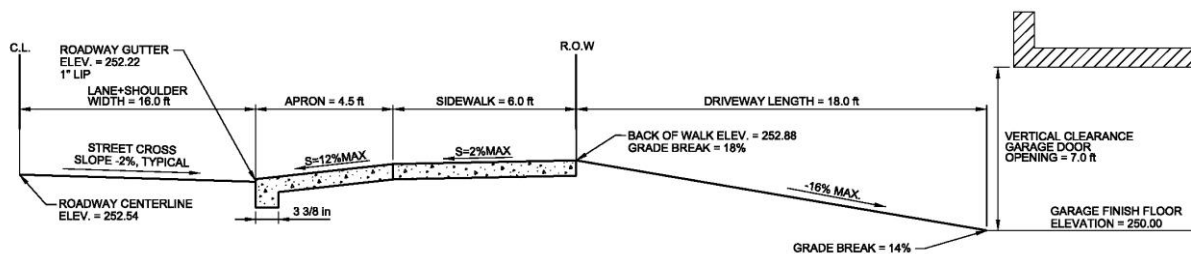
- Total building area
- A description and size of each of the expected building uses (retail, office, residential, etc..) that will have access to the garage
- Number of proposed parking spaces.
- Height and width of proposed security gate
- Speed and/or opening time of security gate
- Activation method for opening/closing the security gate
- Hours that the gate will remain open, if applicable.

Additional information required when the driveway provides access to 100 or more parking spaces.

If the access control mechanism is proposed across a driveway that provides access to 100 or more parking spaces, then a queuing and operational analysis of the controlling mechanism prepared by an Oregon Licensed Traffic Engineer is required. The queuing analysis must demonstrate that a location less than 20-ft from the back of sidewalk is feasible to *ensure the safe and orderly flow of pedestrian, bicycles and vehicular traffic and preserve on-street parking*. The scope of the analysis must be approved by PBOT prior to conducting the study. Please visit <https://www.portland.gov/transportation/development/traffic-impact-studies> to access the scoping forms. Additional study may be warranted based on operational characteristics as determined by a PBOT Traffic Engineer. There may be other situations in which additional information will be identified as needed during the course of the review.

When the driveway slope appears to be equal to or greater than 16%, PBOT requires the applicant to submit a Driveway Design Exception stamped by an Oregon licensed engineer. Within the DDE and in building permit plans, the applicant shall provide a profile cross section, along the centerline of the vehicle path(s). The section must show the following elevations and slopes: elevation at street centerline and gutter, grades on roadway, sidewalk, and driveway surfaces, and parking pad/garage finish floor elevation, including vertical clearance height to structure (i.e.; garage door, awning). Provide horizontal distances and calculated grade breaks. Figure 1 is a sample driveway profile cross section.

Figure 1: Sample Driveway Profile Cross Section



*Dimensions and elevations shown describe this particular sample site.

Use of vertical curves at grade breaks is highly recommended. Vertical curves within a driveway may not encroach into the pedestrian corridor. Where complete frontage improvements exist, PBOT does not support altering the standard grades and elevations of roadway, curb, sidewalk cross section within the ROW to accommodate new driveway construction. In such cases and in retrofits of existing driveway connections, a DDE may be submitted for PBOT review.

Timeline for land use or building permit reviews:

PBOT recommends the DDE be submitted at the time of land use application. The completed DDE must be submitted prior to PBOT considering the land use application complete. The DDE must be reviewed and approved by PBOT prior to PBOT supporting approval of the land use review. If there is no land use decision required, then PBOT recommends submittal of the completed DDE with the initial building permit submittal. Plan on a minimum of 3 weeks for the initial review. Additional time may be needed for revisions. The more complex the situation, the longer the review is likely to take.



CITY OF PORTLAND ENVIRONMENTAL SERVICES



1120 SW Fifth Avenue, Suite 613, Portland, Oregon 97204 ■ Mingus Mapps, Commissioner ■ Michael Jordan, Director

Pre-Application Conference Response

Date: January 26, 2023
To: Matt Wickstrom, Conference Facilitator
503-865-6513, Matt.Wickstrom@portlandoregon.gov
From: Ella Ruth, BES Systems Development
503-823-8068, Ella.Ruth@portlandoregon.gov
Jennifer Antak, BES Watershed Review
Case File: EA 22-208541
Location: 1362 NW NAITO PKWY
R#: R141440
Proposal: A Pre-Application Conference to discuss multi-block mixed use development and greenway improvements at the Centennial Mills property.

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 site plan showing the existing sanitary sewer connection location(s) and stormwater disposal system(s) for the structures to remain on this site as well as all proposed sanitary connections and stormwater systems.
2. The applicant must submit a stormwater report with the land use and building permit applications.
3. This property is a known contaminated site [DEQ LUST Site #26-90-0337 and DEQ ECSI Site #5136. BES recommends contacting DEQ early in the development planning process as DEQ approval to develop the site may be required.
 - a. BES may require stormwater and/or groundwater analytical data if dewatering or permanent stormwater discharges from a contaminated site are proposed to a City sewer system or surface waters.
4. Landscaped areas in parking lots must be utilized as stormwater facilities where feasible if nonconforming parking lot landscaping will be brought into conformance.
5. Required public right-of-way improvements may/will trigger stormwater management requirements. If triggered, some or all of this area is eligible to pay an Offsite Stormwater Management Fee in lieu of building a stormwater facility.
6. A sewer extension will be required, which must be reviewed through a public works permit, or other permit as approved by BES.

B. FOLLOW UP TO QUESTIONS RAISED AT THE MEETING

1. The applicant had additional questions about approvability of stormwater discharge to the public stormwater system.

- a. If the site has private stormwater outfalls, BES encourages the development to explore that option first for stormwater discharge. There may be benefits to the developer for discharging stormwater to private outfalls such as a potential credit for the on-site portion of their storm SDC if they fully discharge through a private outfall to a large water body per ENB-4.05 9.B.1.
 - b. Provided the post construction stormwater discharge does not fall in the category of prohibited discharges as outlined in PCC 17.39.040, and can meet the pollution reduction requirements of the SWMM, BES will allow connection to the public system for this development.
2. The applicant had additional questions about dewatering:
 - a. For construction dewatering questions, please contact batchdischarge@portlandoregon.gov or call Brie Huls at 503-823-7026.
 - b. Section 1.5 of the Source Control Manual provides detailed information about long-term and short-term dewatering.
 - c. When dewatering is proposed on known contaminated site, BES may require analysis of the discharged stormwater or groundwater to determine the appropriate discharge system or if treatment may be needed prior to discharge. Note that BES may prohibit discharge to the City system from dewatering if it falls in the category of prohibited discharges as outlined in PCC 17.39.040.

C. SANITARY SERVICE

1. *Sanitary Infrastructure:* According to available GIS data, the following sewer infrastructure is located in the vicinity of the project site:
 - a. There is a public 10-inch concrete sanitary gravity sewer (BES project # 4055) located approximately 110 feet northwest of the Centennial Mills lot in NW Naito Parkway. This sewer connects to our Northwest Interceptor in NW 14th Ave, which then conveys flows to our Westside CSO Tunnel at the Ankeny Shaft at SW Ankeny St and Naito. This sewer main does not extend into the frontage of the development site.
 - b. There is a public 8-inch PVC sanitary gravity sewer (BES project #8337) located approximately 40 feet southeast of the site in NW Naito Parkway. This sewer main does not extend into the frontage of the development site.
 - c. There is a private force main that, according to notes under 07-175090-IQ, appears to have served the MPU in the past by connecting to the public sanitary manhole in the intersection of NW 9th and Overton, though that connection was severed several years ago, and it is not clear if it also served the mill/wharf portion of the site. This pipe will not suffice as a valid connection point for the proposed development.
 - d. The Westside CSO Tunnel is located deep under the Naito right of way. The CSO Tunnel is not available for new connections.
2. *Public Sanitary Improvements Required:* To provide sanitary sewer service to the proposed development, the applicant will be required to construct a public sanitary sewer, which must be reviewed by the City under a Public Works Permit (PWP) or other permit as determined by BES, in accordance with PCC 17.32.100.
 - a. *Timing:* The applicant should note that requirements related to the PWP could impact desired development timelines if they are not adequately addressed in a timely manner:
 - 1) *Public Works Permit:* If the sewer extension will be reviewed under a PWP:
 - (1) Prior to approval of the land use application, BES must approve the applicant's PWP Concept Development (30% engineering design) plans.

- b. *Technical Guidance: Based upon depth of existing sanitary infrastructure, it is unclear if the required sanitary extension can provide gravity sewer service to all buildings on development site. Contact the BES public works reviewer listed below for further discussion.*
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.

D. STORMWATER MANAGEMENT

1. **Stormwater Infrastructure:** According to available GIS data, the following stormwater infrastructure is located in the vicinity of the project site:
- a. The City's Tanner Creek Stream Diversion sewer, a rectangular 78" x 113" reinforced concrete storm sewer, lays across lot R180236250 and outfalls to the Willamette River. The Tanner sewer is located within a 10' easement to the City of Portland that provides, among other things, the City's right of access to construct, maintain, and repair the sewer.
 - 1) A 10-foot sewer easement granted to the City of Portland exists over the 78-inch public storm sewer that runs across this site. Considering that this is a major asset that drains much of the City's west side and would pose a significant flooding risk if it were to fail, BES will not allow for buildings or structures to be constructed over the sewer within the existing easement area. Any grade changes or non-standard surface improvements that could impede our ability to excavate and access the sewer from the ground surface will require BES Director approval and must be formalized through a recorded encroachment agreement with the City.
 - 2) BES will review for and request that any subsurface development proposed (such as foundation, piling, shoring, underground parking, etc.) be clear of a zone starting at the outside bottom of pipe and extending outward and upward at a 45-degree angle; and to be reviewed by a geotech. This is to prevent potential negative impacts to the development if BES has to conduct open cut work on the storm main. Per as-built records, the line is 8 ft. 4 in. wide by 12 feet high. The depth of the pipe varies, however at MH ABG367, there appears to be approximately 12 feet of cover over the pipe which results in approximately 24 feet from the ground surface to the bottom of the pipe.
 - 3) This existing easement was recorded in 1936 and BES recognizes the current width to be woefully inadequate for maintenance and repair. BES may initiate the process for widening the existing sewer easement to a minimum width of 10 feet from the skin of the pipe on each side which would result in a total easement width of approximately 28 feet, 4 inches. In the interim, BES requests that all development be planned outside of the proposed new easement area.
 - b. There is an 18-inch DIP storm-only sewer on the southwest side of NW Naito. It is unclear if there are any existing storm connections to this line.
 - c. City GIS records indicate that there may be several private outfalls on this site along the Willamette's bank. BES recommends the development explore the feasibility of stormwater discharge to private the outfalls.

- d. Currently, stormwater from the public right-of-way discharges to existing storm-only 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. *Sidewalk Improvements:* 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 Naito Pkwy 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 storm sewer inlet/storm main. 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 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. Be aware that if facilities are constructed, BES must approve the applicant's PWP Concept Development (30% engineering design) plans prior to approval of the land use review.

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. 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) This site is a known contaminated site. As BES generally prohibits infiltration on sites with known contamination, no infiltration testing will be required. Please note proposed stormwater discharges from a contaminated site to a City system or surface waters requires authorization from BES (see SCM Section 8.2.1). The stormwater report must include a narrative describing the project's compliance with the SWMM's Stormwater Hierarchy. If the applicant proposes onsite infiltration, BES will require documentation demonstrating that infiltration is feasible and will not cause adverse impacts.
 - 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) If BES approves offsite discharge to the separate storm-only system, PCC 17.38 and the SWMM require stormwater discharge to meet pollution reduction requirements as described in Section 1.3.5 of the SWMM. The applicant must show through the Presumptive or Performance Approach stormwater report how pollution reduction standards that apply to the proposed discharge point will be met.
 - 4) 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. *Central City Ecoroof Requirement and the SWMM:* Portland's Central City 2035 Plan (CC2035) enacted a standard that requires ecoroofs on most new buildings in the Central City Plan District (see PCC 33.510.243). The standard is intended to maximize ecoroof coverage in the Central City because of the multiple benefits they provide, including stormwater management. This regulation is a zoning standard implemented by BDS. An ecoroof constructed to meet CC2035 will also count toward the project's stormwater management obligations but additional stormwater management may be required by BES if the ecoroof coverage is insufficient. For more information about the SWMM and CC2035, see <https://www.portlandoregon.gov/bes/article/691262>.
 - c. *Ecoroofs:* Full coverage ecoroofs may meet the entire stormwater management obligation of a building. If instead the applicant proposes an ecoroof that only partially covers a building, the following considerations must be followed, as applicable. For more information about partial-coverage ecoroofs, see <https://www.portlandoregon.gov/bes/article/691262>.
 - 1) *Building Coverage:* If a building with $\geq 60\%$ ecoroof is proposed, onsite stormwater infiltration does not need to be investigated for the building area.

- 2) *Pollution Reduction:* Pollution reduction must be provided for all non-ecorooft area when discharging to a storm-only system (i.e. SWMM Hierarchy Level 2).
5. *Landscaping Benefits:* BES's mission includes the protection of public health, water quality and the environment by providing sewage and stormwater collection and treatment services, and by protecting the quality of surface and ground waters. Landscaping is needed to mitigate some of the negative impacts of streets and parking areas in the Willamette River watershed. New landscaping will have a dual benefit that is aligned with the two prongs of BES's mission:
 - a. Landscaping will help by lowering the temperature of runoff, facilitating infiltration of stormwater which recharges groundwater, and increasing and cooling base flows that will eventually flow into the Willamette River.
 - b. Landscaping will help the public conveyance system by intercepting stormwater thereby reducing the peak flow – and reducing the total volume – of runoff that is conveyed to the public sewer system.

Note that if an Adjustment to landscaping requirements identified in Zoning Code is proposed, BES will provide input to BDS regarding whether applicable stormwater related approval criteria can be met with the requested Adjustment. The applicant will need to demonstrate in a narrative and on a site plan how the intent of the approval criteria can be met.

6. *TMDL Requirements:* The project site is located in the Willamette River Watershed, where Oregon DEQ Total Maximum Daily Load (TMDL) water quality requirements apply. The SWMM requires that applicants use pollution reduction facilities that are capable of reducing TMDL pollutants. Vegetated facilities sized according to the Simplified or Presumptive Approaches meet these requirements.
7. *Outfalls:* If the applicant proposes a new outfall to the Willamette River, the applicant should use either an open channel outfall or piped outfall, depending on the slope, to deliver stormwater as near as possible to the river to minimize erosion and protect stream stability. The outfall should be constructed using handheld equipment to minimize disturbance, should be designed so as to not endanger slope stability or cause erosion, and should not endanger any nearby sanitary sewer pipes. Appendix B of the SWMM provides technical design guidance, including when open channel and piped outfalls are appropriate. At the time of land use review, BES will review the outfall for feasibility, and may request more detailed information.

E. 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 pwd@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.

F. SITE CONSIDERATIONS

The following information relates to specific site conditions or features that may impact the proposed project.

1. *Endangered Species Act (ESA) Listed Species:* The Willamette River provides habitat for 15 ESA listed species including Chinook and coho salmon and steelhead trout. These species rely on intact shallow water and riparian habitat for feeding, resting, rearing, and migration.
2. *Shoreline and Floodplain Habitat:* This site provides shoreline habitat, which provides habitat for both aquatic and terrestrial species. This shallow water habitat is designated as critical habitat for 5 populations of salmon and trout that are listed as threatened under the Endangered Species Act (ESA). This habitat is also used by 10 additional Columbia Basin populations of fish that are ESA-protected, as well as white sturgeon and Pacific lamprey, which are on conservation alert. The lower Willamette shoreline distinctly provides natal nursery and rearing habitat for juvenile fish, and migratory habitat for adults. Therefore, it serves incredibly important roles for all life stages of salmon and trout. The applicant should consider removing all non-native plant species in the Greenway setback and densely planting it with native species of trees and shrubs to provide the maximum benefit to these listed species. The floodplain habitat that extends a portion of the site provides valuable high flow refuge for numerous aquatic species, including these 15 species listed under the ESA. When connected with the river it slows flow, providing flood hazard relief downstream and recharges groundwater that is cooled and slowly released back to the river throughout the year. Disconnecting or eliminating this habitat may adversely affect these species that are threatened with extinction.
3. *Plantings:* Portland's Zoning Code (33.248) includes specific requirements for mitigation and restoration plantings, including that the plant materials must be native and selected from the [Portland Plant List](#). BES supports this requirement for any mitigation or restoration plantings in Environmental overlay zones and encourages native plants from the Portland Plant List for all other plantings.

The riparian area on the southern extent of the property appears to be dominated by invasive plant species which limit the value of this important habitat for terrestrial and aquatic species. When considering activities in the floodplain of the Willamette River, the applicant should consider opportunities to improve the existing site conditions and provide connectivity to nearby habitat areas. This should include removing invasive vegetation along the riverbank, riparian, and floodplain areas. The area should then be replating with native vegetation to improve the quality of this habitat for terrestrial and aquatic species. Efforts should be taken to maintain this native vegetation in perpetuity to provide continuous habitat to aid in restoring species diversity and recovering ESA listed species.

4. *Mature Trees:* The site contains mature trees within the riparian area on the southern extent of the property. These trees which are beneficial because they intercept at least 30% of precipitation that falls on the canopy, filter stormwater, help prevent erosion, and provide shade which cools the air and near shore water. Riparian trees also provide leaf litter and insect inputs that are a food source for aquatic species and help support Portland's adaptation to climate change. It is difficult to mitigate for the removal of mature trees as it can take decades for new trees to provide equivalent benefits. BES recommends that future development at this site include measures to preserve as many of the site's existing trees as possible. Financial incentives for existing trees taller than 15 feet on private property may be available for ratepayers who register with [Clean River Rewards](#), the City's stormwater discount program. Call 503-823-1371 for more information.

5. *Nesting Birds*: BES recommends that the applicant avoid disturbance (i.e., tree removal) between the primary nesting season: April 15 – July 31. If tree removal is necessary during this time, it is recommended that the applicant have the trees slated for removal surveyed for signs of nests. If an active nest is found (one with eggs or young), it is recommended that the applicant avoid removal until the young have fledged. Information on avoiding impacts on nesting birds can be found in BES's [Terrestrial Ecology Enhancement Strategy](#) guidance document. Additional information can be found in the City's [Resource Guide for Bird-friendly Building Design](#).
6. *100-Year Floodplain*: This site is located nearly entirely within in the delineated 100-year floodplain or 1996 mapped floodplain. The 100-year floodplain boundary is an estimate based on best available data at the time of mapping. The floodplain provides flow refuge and feeding opportunities for salmon. Studies show that salmonids with annual access to functioning floodplain habitat are on average double the size and fitness of those without access. BES recommends the applicant restore floodplain function to the near shore area to mitigate for the habitat loss. This can be accomplished by adding native trees, shrubs, and groundcover and leaving any large woody debris that washes on shore. Trees and shrubs including willow and ninebark create roughness that will catch floating woody debris. Woody debris is prime habitat for salmonids and their food source. Native groundcover also provides habitat for the insects salmonids feed upon during high water events. BES also recommends that the applicant coordinate with BDS Site Development for related requirements that may apply to this site.
7. *Natural Resource Inventory*: For Greenway Reviews within the greenway setback, the applicant will need to show that the proposed development or fill within the greenway setback will not have a significant detrimental environmental impact on specific wildlife habitat areas on the riverbank as identified by BDS, and the natural riverbanks should be conserved and enhanced to the maximum extent practicable. Natural resources at this site were identified in the [City of Portland's Natural Resource Inventory](#), an inventory of locally significant riparian corridors and wildlife habitat. Specified resources and functions include the following:
 - a. *Regionally Significant Riparian Corridors*: Vegetated riparian corridors provide important natural watershed functions. Tree canopy shades streams, helping to keep streams cool. Riparian vegetation helps to stabilize stream banks, capture sediment in stormwater runoff, support the water cycle and the cycling of nutrients, and provide a source of woody materials to the streams.
 - 1) *Microclimate and Shade*: Riparian vegetation helps lower soil, air, and stream temperatures. Stream temperature influences in-stream processes and can be a critical factor for the health and survival of aquatic organisms.
 - 2) *Streamflow Moderation and Flood Storage*: Stormwater runoff can cause erosion and sedimentation in rivers and streams. Vegetation intercepts, absorbs and stores rainfall before it reaches the stream channel. These areas can also help provide cool groundwater to streams during the dry season.
 - 3) *Water Quality*: Riparian vegetation can filter, trap and store excess nutrients such as nitrogen and phosphorus found in fertilizers, and pollutants such herbicides and industrial chemicals that are carried in surface water.
 - 4) *Large Wood and Channel Dynamics*: Riparian areas contribute woody debris that help to form channel features and provide in-stream cover for fish. Large in-channel wood also controls the routing of water and sediment, dissipates stream energy, protects stream banks, stabilizes streambeds, helps retain organic matter, and acts as a surface for biological activity.
 - 5) *Organic Inputs and Food Web*: Forest ecosystems adjacent to stream corridors provide over 99 percent of the energy and carbon sources in aquatic food cycles.

- 6) *Wildlife Movement Corridor*: Riparian vegetation provides wildlife movement corridors and migration routes, food and forage, nesting and breeding sites, and cover.

To protect the natural functions provided by these resources, BES recommends that the applicant minimize site disturbance and replant disturbed areas with native vegetation. Doing so will help minimize erosion, protect slope stability, and restore lost functions.

8. *Special Habitat Area*: The Willamette River has been identified as a Special Habitat Area by the City's [Natural Resource Inventory Recommended Draft](#). Special Habitat Areas contain unique resource features or functions that are important to the City's native fish and wildlife populations.

G. 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 or Performance approach stormwater report as described in this memo.
3. Documentation of intent to pay the SRSC Offsite Management Fee for qualifying improvements in the public right-of-way. Otherwise, the applicant would be required to initiate a Public Works Permit to construct public stormwater facilities and BES must approve the Concept Development (i.e. 30% design) PWP Plans prior to approval of the land use application.
4. A public sewer extension will be required, to be reviewed by the City under a Public Works Permit (PWP). Prior to approval of the land use application BES must approve the Concept Development (i.e. 30% design) PWP plans. Refer to the [City of Portland Public Works Permitting website](#) or contact Public Works Permitting (503-823-1987 or pwp@portlandoregon.gov) to learn how to begin the permit submittal process. There are established minimum review times for the PWP process; the applicant should take this into account with project scheduling.

H. 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. *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. BES recommends that requirements related to site contamination be addressed prior to building permit reviews to help avoid potentially long delays.
 - 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)*

- b. *Contaminated Site Requirements (SCM Chapter 8)*: BES has identified through research that this property is a known contaminated site. Before the project can move forward BES may request previously collected or additional soil, groundwater and/or stormwater analytical data in order to evaluate any potential concerns when there are proposals to infiltrate stormwater onsite or discharge stormwater and/or groundwater to a City system or surface waters. Written concurrence from DEQ may also be required.
- 1) *Contaminated Site in DEQ ECSI or LUST Database*: This site is being evaluated by DEQ and is in the cleanup program. Please contact DEQ to ensure the proposed development will meet or will not conflict with or violate any prior DEQ conditions or decisions regarding site conditions. Written approval from DEQ may also be required.
 - 2) *Contaminated Soils (SCM Section 8.2.1)*: Additional erosion control measures are required. Stockpiles of soil must have a barrier on all four sides and be covered to protect the soils from stormwater contact. Contaminated soil piles must also have an impervious layer underneath the stockpile to inhibit contaminants from leaching back into the soil.
- c. *Site Dewatering Requirements (SCM Chapter 9, [PCC 17.34](#), [PCC 17.36](#), [PCC 17.38](#), [PCC 17.39](#), [ENB 4.32](#))* BES evaluates requests for temporary and long-term stormwater and groundwater dewatering discharges into the city sewer system for approval or denial. See Appendix 1 of the SCM for the Construction Dewatering Discharge Application Form. If approved, a Discharge Permit for the storm or combined sewer may be required.
- 1) Fees are assessed for temporary construction discharges to the public sewer system – navigate [HERE](#) for current rates and information about dewatering as it relates to [construction projects](#).
 - 2) Construction discharges to City UICs are prohibited.
 - 3) Construction discharges to private UICs (e.g., drywells or soakage trenches) must be authorized by DEQ's UIC Program.
 - 4) Groundwater levels at this location are relatively low (approximately 0 -10 feet below grade surface based on seasonally adjusted USGS data). If the development is expected to reach this depth or encounters perched groundwater, additional requirements apply if long-term post-construction dewatering is needed. When using a private onsite facility to manage groundwater flows, the SWMM O&M Form and O&M Plan must be recorded with the County and submitted. A Notice of Conditions must also be recorded against the property deed.
 - 5) When dewatering is proposed on known contaminated site, BES may require analysis of the discharged stormwater or groundwater to determine the appropriate discharge system or if treatment may be needed prior to discharge.
- d. *Grease Management Program ([PCC 17.34](#), [ENB 4.26](#))*: The City requires grease management (GM) devices in all food service establishments and for any business/industry that may introduce fats, oils, or grease (FOG) into the public sewer. A monitoring access structure (MAS) may also be required. Please refer to the MAS discussion below regarding MAS requirements. For additional information, go to the [Cut Through the FOG](#) webpage.
- e. *Extra Strength Sewer Charge Program ([PCC 17.34](#), [PCC 17.36](#), [ENB 4.25](#))*: Food service establishments and some other industries incur a surcharge on their sewer bills. A monitoring access structure (MAS) may also be required. Please refer to the MAS discussion below regarding MAS requirements. Establishments that employ best management practices can apply for a rate reduction. Call 503-823-7093 for more information.

- f. *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.
- g. *Portland Harbor Superfund Area*: The proposed development is within the Portland Harbor Superfund area; therefore, BES will review the proposal to ensure it meets the City's and DEQ's objectives and requirements for work being conducted in the Portland Harbor pipe watershed area. All in-water work must be approved by the EPA and all upland work must be approved by Oregon DEQ. Other regulatory agencies (e.g. Oregon Department of Fish and Wildlife, Oregon Department of State Lands, Army Corp of Engineers) may have specific requirements and/or permits that apply to this project.



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

Carmen Rubio, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7310
TTY: (503) 823-6868
www.portland.gov/bds

Site Development

Early Assistance Conference Response

Date: January 29, 2023
To: Matt Wickstrom, Conference Facilitator
503-865-6513, Matt.Wickstrom@portlandoregon.gov
From: Kevin Wells, 503-823-5618
Kevin.Wells@portlandoregon.gov
Case File: EA 22-208541
Location: 1362 NW NAITO PKWY
R#: R141440
Proposal: A Pre-Application Conference to discuss multi-block mixed use development and greenway improvements at the Centennial Mills property.

The Site Development Section of the Bureau of Development Services (BDS) has reviewed the conference materials provided by the applicant. The following comments identify conditions that may impact the project, or submittal requirements for land use or building permit review.

Site Conditions

Setting/Topography: The site is developed and resides along the west bank of the Willamette River. The site is moderately sloped and varies in elevation between approximately 15 to 34 feet NAVD.

Flood Hazards: The site is within the FEMA 100-year Special Flood Hazard Area and Metro 1996 Flood Inundation Area.

Liquefaction: The site is mapped as potentially liquefiable, which could result in loss of foundation bearing capacity, settlement, or slope instability during period of strong seismic shaking.

Flood Hazards

General

The site is subject to the requirements of [Title 24.50 Flood Hazard Areas](#). A portion of the site is mapped in Zone AE of the FEMA 100-year Special Flood Hazard Area as shown on Flood Insurance Rate Map (FIRM) Panel 4101830091E, dated October 19, 2004 (see figure below). The FEMA 100-year base flood elevation is 31.7 feet NAVD 1988 datum. The site is also mapped in the 1996 Metro Flood Inundation Area, which is estimated as the peak flood inundation during the late January to February 1996 Portland-area flood events. The 1996 base flood was observed approximately 1.5 feet higher than the FEMA base flood at the Morrison Street Bridge. As a result, the **adjusted base flood elevation for the site is 33.2 feet NAVD 1988 datum**. The flood protection elevation is 35.2 feet NAVD 88 and is two feet above the adjusted base flood.

Future Changes to Flood Hazard Area Regulations

In 2016, the National Marine Fisheries Service (NMFS), the federal agency responsible for many of the protected species in Oregon, issued a formal biological opinion that concluded that the scope of development currently allowed in the FEMA Special Flood Hazard Areas jeopardizes the continued existence of 18 threatened or endangered species. In coordination with FEMA, the City introduced a [Floodplain Resilience Plan](#) to reduce development impacts to endangered or threatened fish species.

The City is preparing changes to Title 24.50 Flood Hazard Areas and Title 33 Zoning requirements that will align the City's administration of the National Flood Insurance Program (NFIP) with the Endangered Species Act (ESA) and FEMA guidelines. Importantly, these changes will expand the compensating excavation requirements of Title 24.50.060 to include materials and structures placed within the flood hazard area (i.e., the displaced volume of floodwaters caused by the construction of a new building will require a compensating excavation). The changes will also increase the ratio of compensating excavation in certain portions of a site to between 1.5:1 and 2:1 depending on the proximity to a riparian buffer zone, ordinary high water, 10-year flood hazard boundary, or other related demarcations. *Note: The compensating excavation requirements of Title 24.50.060 are currently balanced at a ratio of 1:1 and limited to the placement of "fill" within the flood hazard area. Buildings or "structures" are currently exempt from compensating excavation.*

The City has not yet enacted these changes. However, the Bureau of Planning and Sustainability, who is managing the City's Flood Resilience Plan, anticipates these code changes will soon be considered by City Council for adoption.

Site Development anticipates these code changes will impact the proposed development. Site Development recommends the project team meet with the City's Floodplain Manager, Jason Butler-Brown, for additional information.

Building Demolition Note: For planning purposes, Site Development clarifies that the volumetric displacement of floodwaters imposed by existing buildings or structures should not be exchanged or counted as reserve flood volume where buildings are demolished and replaced by a new structure under the forthcoming code. Site Development recommends that demolition be ignored for estimating compensating excavation.



Balanced-Cut-and Fill (current requirement for compensating excavation)

Title 24.50.060.F.8 - In all Flood Management Areas of the City not addressed by Section 24.50.060 G, balanced cut and fill is required. All fill placed at or below the adjusted base flood elevation must be balanced with at least an equal amount of soil material removal. Soil material removal must be within the same flood hazard area. Excavation must not be counted as compensating for fill if such areas will be filled with water in non-storm winter conditions. *Note: The compensating excavation requirements of Title 24.50.060 are expected to change soon. See discussion above.*

Floodway Encroachments

Development within the floodway, including the placement of fill, is prohibited unless it is demonstrated through a technical 'no-rise' analysis that the development will not result in a rise in the FEMA base flood elevation. Where required, the analysis must be stamped by a professional engineer licensed in the State of Oregon.

Residential-Use Structures

Residential-use structures must have the lowest floor, including basements, elevated at least two feet above the base flood elevation. Below-grade parking garages are considered basements and are thus prohibited below the base flood elevation in residential-use structures. In order to allow a basement parking garage, the structure must include a non-residential-use component to create a mixed-use building. In this case, the non-residential-use component would need to be permanently dedicated to a non-residential-use through a restrictive covenant.

Non-Residential and Mixed-Use Structures

Non-residential and mixed-use structures may be dry-floodproofed. Dry-floodproofed means that below the flood protection elevation the structure is watertight, with walls substantially impermeable to the passage of water, having structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. In mixed-use structures, all residential-use areas must be at least two feet above the base flood elevation. Materials, including interior finishes, located below one foot above the BFE must be flood-damage-resistant materials.

Structural integrity must be maintained during floods exceeding the 100-year flood. This has previously been accomplished on similar projects by providing an automatic emergency internal flooding system (e.g. snorkels) to equalize the internal and external

Building Permits

The applicant must obtain a building permit to facilitate the proposed improvements. As required by Title 24.10.070, any owner or authorized agent who intends to construct, enlarge, alter, repair, move, change the character or use of the occupancy, or change the occupancy of a building or structure that is regulated by the State Building Code, must first make application to BDS and obtain a building permit.

Geotechnical Engineering Requirements

The applicant must submit a geotechnical report with the building permit application. The geotechnical report must be prepared by an Oregon-registered professional engineer with experience in geotechnical engineering. The report must contain recommendations for site preparation, seismic design, and foundation support. The report must also contain the engineer's evaluation of liquefaction and lateral spreading and provide recommendations to mitigate associated impacts should liquefaction occur at the site.

Erosion Control

An erosion control plan must be submitted with the building permit application. Erosion prevention and sediment control requirements found in **Title 10** apply to both site preparation work and development. Compliance with the erosion control requirements of Title 10, as well as maintenance of the erosion control elements, such as silt fences on private property, storm drain inlet protection and bio bags in the public right-of-way, is the responsibility of the property owner, the developer, and the builders. 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.

Construction Management Plan

If an environmental review is required, then Site Development will participate in the review of construction management plans required to comply with Section 33.430.240.A.3. Tree protection areas, required limits of disturbance, preliminary erosion control measures, and mitigation areas should be shown on the construction management plan. Please direct questions regarding construction management plans to the Environmental Review team.

Submittal Requirements for Land Use

1. Preliminary grading plan.
2. Engineering calculations of cut and fill volumes in flood hazard areas.
3. Geotechnical report showing areas of the site requiring ground improvement, if any.

Water Bureau

Early Assistance Appointment Response

Date: January 10, 2023

To:

From: Sadie Silkie, 503-823-8336, Sadie.Silkie@portlandoregon.gov

Case File: EA 22-208541

Location: 1362 NW NAITO PKWY

Property ID: R141440

Proposal: A Pre-Application Conference to discuss multi-block mixed use development and greenway improvements at the Centennial Mills property.

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

A. WATER AVAILABILITY

1. Water is available to this site from the 20" CI water main in NW Naito Parkway. The static water pressure is estimated as 67 - 84 psi at 35 feet in elevation.
2. The site is currently served through an 8" fire line and a 4" meter on a 6" service. Service line and meter sizes are determined by the total fixture units being served by that line and meter.

If the services are found to be inadequate, they will be resized at the expense of the applicant. If an existing service is not used for the new development, it must be removed. All fees to remove services are the responsibility of the applicant.

Submission of the fixture count is required at permit application. Please refer to the [W3](#) and [W4](#) forms on our website for more information.

3. The application indicates that the site will be divided into three separate lots. A separate meter will be required for each lot.

B. 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.

Backflow prevention assemblies can significantly impact property frontage development. Water Bureau required backflow assembly installations are required on private property, at the public right of way line, centered on the city's water service. Some installations are required to be installed above finished grade in an approved insulated outdoor enclosure. Assemblies installed inside of buildings must be approved prior to installation. Water services to high rise buildings (measured 75-feet from lowest finished floor to top of structure) are required to be equipped with Reduced Pressure type backflow assemblies.

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>

C. 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

D. 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



Jo Ann Hardesty, Commissioner
Sara Boone, Fire Chief
AJ Jackson, Fire Marshal
Prevention Division
1300 SE Gideon Street
Portland, OR, 97202
Phone: (503) 823-3770

Fire Bureau

Pre-Application Conference Response

Date: January 10, 2023

To: Matt Wickstrom, Conference Facilitator

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

From: Jeff Herman, 503-823-3045

Jeff.Herman@portlandoregon.gov

Case File: EA 22-208541

Location: 1362 NW NAITO PKWY

Property ID: R141440

Proposal: A Pre-Application Conference to discuss multi-block mixed use development and greenway improvements at the Centennial Mills property.

The Fire Bureau has reviewed the pre-application conference materials to identify potential issues and requirements. No Issues have been identified at this time with Fire access or water supply. Please refer to our Fire Access and Water Supply Guide for all City of Portland Fire Bureau requirements. The Guide can be found at the following link : [Fire & Life Safety Requirements for Fire Department Access and Water Supplies \(portland.gov\)](#)

JEFF HERMAN

Fire Inspector

503-209-8373



Urban Forestry

Early Assistance Response

Date: January 09, 2023
From: Mariano Masolo
503-823-4560, Mariano.Masolo@portlandoregon.gov
Case File: EA 22-208541
Location: 1362 NW NAITO PKWY
Proposal: A Pre-Application Conference to discuss multi-block mixed use development and greenway improvements at the Centennial Mills property.

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.

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 submitted with the EA application, but 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 Naito Pkwy: The site has approximately 678 feet of street frontage. The right-of-way is improved with pavement, curbs, planting cutouts, sidewalks. There are no overhead high voltage power lines.

There are 16 street trees.

- i. 1 sawtooth oak (*Quercus acutissima*) 3" DBH. Tree is in good condition.
- ii. 15 Norway maples (*Acer platanoides*) 6"-12" DBH. Trees are in fair to poor condition.



2. *Street Tree Preservation* (11.50.040)

- All the Norway maples can be approved for removal if necessary to facilitate development. Due to the species and condition of trees removed, no trees are required to be planted to mitigate the loss as a result of this project.
- The sawtooth oak must be preserved at all phases of construction. If the applicant believes the tree must be removed to facilitate development, the applicant must provide adequate technical analysis demonstrating why the tree cannot be preserved while developing the site to City standards.

3. *Street Tree Protection Specifications* (11.60.030)

Tree protection is required in accordance with Title 11 Trees, Protection Methods (11.60.030). Tree protection shall follow either the Prescriptive or Performance path. Protection methods must be shown on the tree plan. If using the Performance path, the alternate tree protection plan must be prepared by an arborist who has visited the site

4. *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 building permit and the public works permit.

Street tree planting may be exempt under 11.50.060.B when existing above or below grade utilities prevent planting street trees or when the existing planting strip is less than 3-feet wide.



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.





Portland Housing Bureau

PHB- Inclusionary Housing Response

Pre-Application Conference

Date: January 10, 2023

To: Michelle Schultz (GBD Architecture)

From: Brett Eisenbrown, Housing Program Specialist, Brett.Eisenbrown@portlandoregon.gov

Case File: 22-208541

Location: 1362 NW Natio Parkway

Property ID: R141440

Proposal: A Pre-Application Conference to discuss multi-block mixed use development and greenway improvements at the Centennial Mills property.

Section I: Inclusionary Housing Code Overview

Pursuant to Inclusionary Housing Code Section PCC [30.01.120](#) and Zoning Code Chapter PCC [33.245](#), effective February 1, 2017, all residential buildings proposing 20 or more new residential units must provide a percentage of the new units at rents affordable to households at 80% of the Median Family Income (MFI). The City has defined four different options for meeting the Inclusionary Housing (IH) requirements. All permit applications must include one of these options in their proposal or pay a fee-in-lieu.

The IH affordability period is 99-years and the property owner must enter into an Inclusionary Housing Covenant with Portland Housing Bureau (PHB), the details of which are specific to the IH option chosen, and must submit to annual monitoring by PHB Risk Analysis & Compliance team, including the submission of annual rents and tenant income.

PHB has reviewed the materials submitted as well as the input from the meeting to determine the minimum requirements of the proposed building and provide the following comments.

Section II: Property Specifics

A. Subjectivity to Inclusionary Housing

The applicant was informed that this project, in its current configuration, triggers the IH requirements.

The options discussed below specifically correlate to the information provided. PHB asks the applicant to be aware that any change in the building plans detailing the number of units, types, and sizes will require additional PHB review.

B. IH Options Discussed in Pre-Application Conference



Portland Housing Bureau

Option 1: 80% MFI units

Option 1 would require that the building offer 20% of its residential units at 80% MFI. Current rent restriction figures can be found on page 2 on the current year's "Income and Rent Limits (PHB)" document located here: <https://www.portland.gov/phb/income-rent-and-utility-limits>

Reasonable Equivalency:

As per Inclusionary Housing Administrative Rules, applicants are required to make Inclusionary Housing Units ("IH Rental Units") reasonably equivalent to market rate units. PHB will assess reasonable equivalency using the following criteria:

- **Bedroom Distribution and Unit Count:** IH Rental Units must be provided at the same ratio within the development as market rate units.
- **Unit Sizes:** IH Rental Units must be at least 95% the size of the average of the total units with the same bedroom count, as measured in square feet.
- **Unit Distribution:** No more than 25% of the total units on any floor shall be designated as IH Rental Units, excluding the top floor of a development.
- **Unit Amenities:** IH Rental Units must have like or equal performing finishes and appliances as far as durability and sustainability to the market rate units, which will be certified by a development's architect prior to receiving its final certificate of occupancy.

To meet the Reasonable Equivalency standard of Bedroom Distribution and Unit Count, the building must provide 20% of each unit type as IH Rental Units.

Reconfiguration:

The applicant may also elect to provide an alternative mix of IH Rental Units based on the total number of bedrooms included in the development – Reconfiguration. This option allows for redistribution of bedrooms into IH Rental Units of two bedrooms or more. This results in a building with a smaller overall number of IH Rental Units that are greater in number of bedrooms.

Additional requirements that must be met when utilizing Reconfiguration:

1. After Reconfiguration is applied:

- There must be at least one market rate unit that has two or more bedrooms per reconfigured dwelling unit with three bedrooms; and
- There must be at least one market rate unit that has three or more bedrooms per reconfigured dwelling unit with four bedrooms.

2. The reconfigured dwelling units must be reasonably equivalent to the size of the average square footage of:

- The one-bedroom dwelling units as follows by reconfigured bedroom count:
 - 130% for reconfigured two-bedroom dwelling units;
 - 160% for reconfigured three-bedroom dwelling units; and
 - 190% for reconfigured four-bedroom dwelling units; or
- If there are no one-bedroom units to consider, the reconfigured dwelling units must be reasonably equivalent to the size of the average square footage of the studio dwelling units as follows by reconfigured bedroom count:
 - 195% for reconfigured two-bedroom dwelling units;
 - 240% for reconfigured three-bedroom dwelling units; and



Portland Housing Bureau

- 285% for reconfigured four-bedroom dwelling units; and
- The reconfigured dwelling units must be larger than the size of the average square footage of each of the smaller dwelling units by bedroom count.

Incentives:

As proposed above, the project would be eligible to receive:

- 10-year property tax exemption on the residential and residential related square footage of the improvements including common residential areas and residential designated parking].
 - *Multiple Unit Limited Tax Exemption (MULTE) Program Portland City Code 3.103: <https://www.portland.gov/code/3/103>*
 - *Effective July 1, Inclusionary Housing projects seeking approval for the Multiple-Unit Limited Tax Exemption (MULTE) Program will begin paying application processing fees due to Multnomah County at permit issuance. Until now, the Portland Housing Bureau has paid these fees to Multnomah County on behalf of the projects. Current County rates are \$850 per unit in the building receiving the tax exemption up to a maximum amount of \$9,000 per building. PHB reviewers will apply the fees within the City's permitting system. The fees apply to any new permits which have not gone through pre-screening and are not yet under review as of July 1, 2022.*
- Affordable Housing Construction Excise Tax (AHCET) exemption for the IH Rental Units
 - *Affordable Housing Construction Excise Tax FAQ: <https://www.portland.gov/sites/default/files/2020/affordable-housing-cet-faq.pdf>*
 - *AHCET Exemption application: <https://www.portland.gov/sites/default/files/2020/ahcet-exemption-application-6-18-19.docx>*
- Full or partial exemption from parking requirements as detailed in Portland Zoning Code, administered by Bureau of Development Services, Planning and Zoning.
- FAR density bonus as detailed in Portland Zoning Code, administered by Bureau of Development Services, Planning and Zoning.

Accessibility:

For Projects that receive the 10-year property tax exemption through the MULTE Program, at least 5% of the Rental Units restricted under the MULTE Regulatory Agreement must be built to be Type A as defined by the Oregon Structural Specialty Code, according to PCC 3.103.040.D.

On-Site Consolidation:

For Projects that have multiple buildings on the same "Site", as defined in PCC 33.910.030, Applicants may choose to utilize On-Site Consolidation which allows for the IH requirements for each individual building on the Site to be met in another building on the same Site. All Reasonable Equivalency standards, as described above and fully outlined in HOU-3.04-Inclusionary Housing Program, are met. Each building on the Site ("Transferring Building") can only send to one other building on the Site ("Consolidated Building"). The Consolidated Building must be able to absorb the full IH requirements of the Transferring Building in order for PHB to approve. A Consolidated Building can absorb the requirements on multiple Transferring Buildings, assuming all requirements can be met. The Consolidated Building



Portland Housing Bureau

may be eligible for financial incentives on any IH Units received from an approved Transferring Building if the following conditions are met prior to the permit issuance for both Buildings:

- i. PHB approves the Transferring Building's proposed Consolidated Building,
- ii. PHB approves the incentive program applications for the Consolidated Building, and
- iii. PHB determines that the application for tax exemption meets the extended affordability requirements, which state: "During the Compliance Period, Extended Affordability Projects must make any additional exempted units Affordable to households earning 60% or less of the area MFI if the Base FAR is less than 5:1, or to households earning 80% or less of the area MFI if the Base FAR is 5:1 or greater."
- iv. The 10-year tax exemption applies only to the Consolidated Building.

Option 2: 60% MFI units

Option 2 would require that the building offer 10% of its residential units at 60% MFI. Current rent restriction figures can be found on page 2 on the current year's "Income and Rent Limits (PHB)" document located here: <https://www.portland.gov/phb/income-rent-and-utility-limits>

Reasonable Equivalency:

As per Inclusionary Housing Administrative Rules, applicants are required to make Inclusionary Housing Units ("IH Rental Units") reasonably equivalent to market rate units. PHB will assess reasonable equivalency using the following criteria:

- **Bedroom Distribution and Unit Count:** IH Rental Units must be provided at the same ratio within the development as market rate units
- **Unit Sizes:** IH Rental Units must be at least 95% the size of the average of the total units with the same bedroom count, as measured in square feet.
- **Unit Distribution:** No more than 25% of the total units on any floor shall be designated as IH Rental Units, excluding the top floor of a development.
- **Unit Amenities:** IH Rental Units must have like or equal performing finishes and appliances as far as durability and sustainability to the market rate units, which will be certified by a development's architect prior to receiving its final certificate of occupancy.

To meet the Reasonable Equivalency standard of Bedroom Distribution and Unit Count, the building must provide 10 % of each unit type as IH Rental Units.

Reconfiguration:

The applicant may also elect to provide an alternative mix of IH Rental Units based on the total number of bedrooms included in the development – Reconfiguration. This option allows for redistribution of bedrooms into IH Rental Units of two bedrooms or more. This results in a building with a smaller overall number of IH Rental Units that are greater in size.

Additional requirements that must be met when utilizing Reconfiguration:

1. After Reconfiguration is applied:
 - There must be at least one market rate unit that has two or more bedrooms per reconfigured dwelling unit with three bedrooms; and



Portland Housing Bureau

- There must be at least one market rate unit that has three or more bedrooms per reconfigured dwelling unit with four bedrooms.
- 2. The reconfigured dwelling units must be reasonably equivalent to the size of the average square footage of:
 - The one-bedroom dwelling units as follows by reconfigured bedroom count:
 - 130% for reconfigured two-bedroom dwelling units;
 - 160% for reconfigured three-bedroom dwelling units; and
 - 190% for reconfigured four-bedroom dwelling units; or
 - If there are no one-bedroom units to consider, the reconfigured dwelling units must be reasonably equivalent to the size of the average square footage of the studio dwelling units as follows by reconfigured bedroom count:
 - 195% for reconfigured two-bedroom dwelling units;
 - 240% for reconfigured three-bedroom dwelling units; and
 - 285% for reconfigured four-bedroom dwelling units; and
 - The reconfigured dwelling units must be larger than the size of the average square footage of each of the smaller dwelling units by bedroom count.

Incentives:

As proposed above, the project would be eligible to receive:

- 10-year property tax exemption on the residential and residential related square footage of the improvements including common residential areas and residential designated parking.
 - *Multiple Unit Limited Tax Exemption (MULTE) Program Portland City Code 3.103: <https://www.portland.gov/code/3/103>*
 - *Effective July 1, Inclusionary Housing projects seeking approval for the Multiple-Unit Limited Tax Exemption (MULTE) Program will begin paying processing fees due to Multnomah County at permit issuance. Until now, the Portland Housing Bureau has paid these fees to Multnomah County on behalf of the projects. Current County rates are \$850 per unit in the building receiving the tax exemption up to a maximum amount of \$9,000 per building. PHB reviewers will apply the fees within the City's permitting system. The fees apply to any new permits which have not gone through pre-screening and are not yet under review as of July 1, 2022.*
- Affordable Housing Construction Excise Tax (AHCET) exemption for the IH Rental Units
 - *Affordable Housing Construction Excise Tax FAQ: <https://www.portland.gov/sites/default/files/2020/affordable-housing-cet-fags.pdf>*
 - *AHCET Exemption application: <https://www.portland.gov/sites/default/files/2020/ahcet-exemption-application-6-18-19.docx>*
- System Development Charge (SDC) exemption for the IH Rental Units
 - *System Development Charge Exemption Program website: <https://www.portland.gov/phb/sdc-exemption/rentals>*
 - If the project will be providing affordable units in addition to the minimum number of required units to fulfill the IH Program requirements, the SDC



Portland Housing Bureau

Exemption Program may be available for the additional portion of the project with restricted affordability.

- Full or partial exemption from parking requirements as detailed in Portland Zoning Code, administered by Bureau of Development Services, Planning and Zoning.
- FAR density bonus as detailed in Portland Zoning Code, administered by Bureau of Development Services, Planning and Zoning.

Accessibility:

For Projects that receive the 10-year property tax exemption through the MULTE Program, at least 5% of the Rental Units restricted under the MULTE Regulatory Agreement must be built to be Type A as defined by the Oregon Structural Specialty Code, according to PCC 3.103.040(D).

On-Site Consolidation:

For Projects that have multiple buildings on the same Site, as defined in PCC 33.910.030, Applicants may choose to utilize On-Site Consolidation which allows for the IH requirements for each individual building on the Site to be met in another building on the same Site. All Reasonable Equivalency standards, as described above and fully outlined in HOU-3.04-Inclusionary Housing Program, are met. Each building on the Site (“Transferring Building”) can only send to one other building on the Site (“Consolidated Building”). The Consolidated Building must be able to absorb the full IH requirements of the Transferring Building in order for PHB to approve. A Consolidated Building can absorb the requirements on multiple Transferring Buildings, assuming all requirements can be met. The Consolidated Building may be eligible for financial incentives on any IH Units received from an approved Transferring Building if the following conditions are met prior to the permit issuance for both Buildings:

- i. PHB approves the Transferring Building’s proposed Consolidated Building,
- ii. PHB approves the incentive program applications for the Consolidated Building, and
- iii. PHB determines that the application for tax exemption meets the extended affordability requirements, which state: “During the Compliance Period, Extended Affordability Projects must make any additional exempted units Affordable to households earning 60% or less of the area MFI if the Base FAR is less than 5:1, or to households earning 80% or less of the area MFI if the Base FAR is 5:1 or greater.”
- iv. The 10-year tax exemption applies only to the Consolidated Building.

Section III: Important Reminders

Below is a list of common items that can cause a delay in PHB signing-off on your permit. Please make sure your permit application, project plans, and project timelines all account for the following:

- A. **Inclusionary Housing Intake Form**—PHB needs a completed Intake form in order to determine IH requirements and corresponding incentives for the project. It is best practice to submit the intake form with permit application. PHB cannot proceed with its review without this application.
- B. **Gross Square Footage (GSF) of Units within the Plan Set**—PHB needs the GSF of each residential dwelling unit in a project clearly identified within the plan set. It is PHB’s preference that this information be included in the architectural pages within the individual units on the floor plans. If



Portland Housing Bureau

that is not possible, please provide a chart with the unit number, unit type (studio, 1BR, etc.), and GSF either in the code summary or architectural pages. For PHB, GSF should be calculated using Life Safety's definition.

- C. **MULTE Approval**—All projects that apply for the MULTE must go before Portland City Council for approval. The MULTE Council process takes 7-9 weeks to complete. Please work this process into your project timeline and provide a completed MULTE Application as soon as possible. This 7 to 9-week process does not include finalizing regulatory agreements, which can take several more weeks.

- D. **Water Meter Sizing Worksheet (W-4)**: Projects that are mixed-use, and applying for SDC Exemptions, are required to submit two W-4s to the Portland Water Bureau. One W-4 showing only the residential space and a second W-4 showing only the commercial space. Please label each as either "Residential" or "Commercial" at the top of the corresponding W-4 form. These should be submitted with your SDC application packet with the permit application. If the W-4 forms submitted do not follow the guidelines above, you will need to resubmit the W-4 forms before SDC exemption estimates can be calculated, which may delay the permit approval timeline. W-4 Forms are available at: <https://www.portland.gov/water/water-development-services/documents/w-4-form-large-meter-sizing-worksheet>. If you have specific questions about completing the W-4, please contact the Portland Water Bureau.

- E. **SDC Loan/Deferral Contracts**: When requesting an SDC loan or deferral contract, applicants should wait until after the SDC Exemption is approved by PHB to make the loan or deferral contract request to the SDC Bureau. This will ensure that the loan/deferral contract is for the correct amount. More information on the assessment of SDCs can be found at: <https://www.portland.gov/bds/current-fee-schedules/systems-development-charges-sdcs#toc-payment-methods-and-timing-of-sdcs>.

- F. **Rent Determination**: PHB determines rent using the HUD's annually published Median Family Income and Rent Chart (MFI and Rent Chart) for the Portland Metropolitan Area. The current MFI and Rent Chart is available at: <https://www.portland.gov/phb/income-rent-and-utility-limits>.

The MFI and Rent Chart is posted and updated annually on the PHB website. Maximum rent paid by tenants includes any utility allowance (see below) or required expenses to live in an IH Rental Unit (i.e. parking, meal plans, and amenities). Details and instructions on how to apply the MFI and Rent Chart can be found in PHB's Risk Analysis & Compliance Policies & Guidelines located at <https://www.portland.gov/phb/development-incentive-project-compliance>.

- G. **Utility Allowance**: IH Rental Units are subject to an Utility Allowance (UA). UAs are passed along to the tenant in the form of reduced rent for those utilities which are paid for by the tenant.

Owners may choose from one of two methods to determine the UA:

1. UA Schedule. The UA Schedule takes averages obtained from local utility providers to determine the utility allowance based on the Building's types of utilities. The current year's schedule can be found here under "Utility Allowance Schedule": <https://www.portland.gov/phb/income-rent-and-utility-limits>
2. Energy Consumption Model Analysis. Applicant may commission an Energy Consumption Model Analysis through an Oregon Housing and Community Service



Portland Housing Bureau

(OHCS) approved Energy Consumption Model Analyst to determine the utility allowance based on the specifics of the building.

To the extent IH Rental Unit tenants pay their own utilities directly or are billed back for reimbursement of utilities by the Owner, the Owner must deduct that amount from the maximum allowable rent charged to the tenant. No UA is required for utilities paid by the Owner and not reimbursed by the tenant.

Example: a one-person household earning 80% MFI occupies a studio IH Rental Unit. The maximum monthly rent for that unit, based on the MFI and Rent Chart, is \$1,140 and the UA is \$84. The maximum an Owner could collect from this household is \$1,056 = (\$1,140 - \$84).

For more information, you may refer to the Inclusionary Housing Program Administrative Rules: <https://www.portland.gov/policies/housing/program-specific-administrative-rules/hou-304-inclusionary-housing-program> or visit the Inclusionary Housing website at <https://portland.gov/inclusionary-housing/inclusionary-housing-comprehensive-guide>. To reach PHB's Inclusionary Housing staff, please call 503-823-9042 or email Inclusionary-Housing@portlandoregon.gov.



MEMORANDUM

DATE: February 2, 2023

TO: Matt Wickstrom, Pre-Application Conference Coordinator/Senior Planner,
Bureau of Development Services

FROM: Marty Stockton, Senior Parks Planner, Brett Horner, Parks & Trails Planning
Manager, and Dylan Paul, Property & Business Development Manager,
Portland Parks & Recreation

SUBJECT: EA 22-208541 PC – Centennial Mills

Portland Parks & Recreation (PP&R) has reviewed the materials for Pre-Application Conference for the proposal, a multi-block mixed use development and greenway improvements at the Centennial Mills property. The project will need to provide connections to the Willamette Greenway Trail.

Initial PP&R comments and questions:

1. The Willamette Greenway Trail needs to connect from north to south. The trail would typically be 12 feet concrete paved, with 2-foot-wide gravel shoulders on each paved edge, for a total of 16 feet in width.
2. An easement of 25 feet wide is typically specified, but negotiable. PP&R generally prefers to manage/maintain only the 16-foot wide paved and gravel area, with maintenance access to the wider 25 feet allowed (but this is negotiable). We generally prefer that any side buffer/landscaped edges be managed/ maintained by the property owner, HOA, or another responsible entity.
3. PP&R is interested in finding out more about the applicant's plans for the Greenway. In the EA 22-208541 PC application materials, the applicant states they *intend to extend the required 16' Greenway Trail over the inlet to maintain a consistent public walkway along the edge of the river as shown on the attached Greenway Setback exhibit. The extension of the trail will be*

Administration

1120 SW Fifth Avenue, Suite 858
Portland, Oregon 97204
503-823-PLAY (7529) | Fax 503-823-6007

PORTLANDPARKS.ORG
Commissioner Dan Ryan
Director Adena Long



Sustaining a healthy park and recreation system to make Portland a great place to live, work, and play.

accomplished either by filling the inlet riverward of the top of bank or building a bridge across it. Portland Parks and Recreation prefers the option involving the building of the seawall and fill rather than construction of a bridge. If a bridge is built over the inlet, PP&R will not take on future ownership or maintenance of the bridge structure.

4. We look forward to continuing to work with the design and development team to ensure that the Willamette Greenway Trail connections are met, and that the future trail access is well defined and are compatible with proposed future uses on the site.

PP&R contacts:

- Marty Stockton, Senior Parks Planner,
Marty.Stockton@portlandoregon.gov
- Brett Horner, Parks & Trails Planning Manager,
Brett.Horner@portlandoregon.gov
- Dylan Paul, Property & Business Development Manager,
Dylan.Paul@portlandoregon.gov

Please feel free to contact us if you have any further questions.

Sincerely,

Marty Stockton, Senior Parks Planner

**22-208541 PC
Centennial Mills
Sign-in Sheet
January 10, 2023**

Matt Wickstrom, BDS, matt.wickstrom@portlandoregon.gov, 503-865-6513

Hillary Adam, BDS Land Use Services, BDS Design Review, Hillary.adam@portlandoregon.gov, 503-823-8953

Kate Green, BDS Land Use Services, BDS River Review, kate.green@portlandoregon.gov, 503-865-6428

Tammy Boren King, PBOT Development Review, tammy.boren-king@portlandoregon.gov, 503-823-2948

Ella Ruth, BES, ella.ruth@portlandoregon.gov, 503-823-8068

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

Mariano Masolo, Urban Forestry, Mariano.masolo@portlandoregon.gov

Marty Stockton, Portland Parks & Recreation, marty.stockton@portlandoregon.gov, 503-201-7199

Dylan Paul, Portland Parks & Recreation, Dylan.paul@portlandoregon.gov

Jason Butler-Brown, BDS Site Development, Jason.butler-brown@portlandoregon.gov, 503-823-4936

Kevin Wells, BDS Site Development, kevin.wells@portlandoregon.gov, 503-823-5618

Chandra Alvey, BDS Process Manager, Chandra.alvey@portlandoregon.gov

Brett Eisenbrown, Portland Housing Bureau, brett.eisenbrown@portlandoregon.gov, 503-823-2970

Jeff Caudill, Bureau of Planning and Sustainability, jeff.caudill@portlandoregon.gov

Sarah Harpole, Prosper Portland, harpoles@prosperportland.us, 503-823-3337

Jeff Bachrach, applicant, jeffb@bachrachlaw.com

Michelle Schulz, GBD Architects, michelles@gbdarchitects.com

Michael Marcus, GBD Architects, michaelm@gbdarchitects.com, 503-224-9656

Jeff Shoemaker, DOWL, jshoemaker@dowl.com

Mike Towle, DOWL, mtowle@dowl.com, 971-280-8645

Scott Mills, NV5, Geotechnical Engineer, scott.mills@NV5.com, 503-708-7302

Also attending: Tim Ralston

Design Advice Request

SUMMARY MEMO - *Draft*

Date: October 13, 2023
To: Kurt Schultz | SERA Architects
From: Grace Jeffreys, Design & Historic Review Team
503-865-6512 | grace.jeffreys@portlandoregon.gov
Morgan Steele, Environmental Review Team
503-865-6437 | morgan.steele@portlandoregon.gov
Re: EA 23-069476 DAR | Centennial Mills
Design Advice Request Commission Summary Memo – September 21, 2023

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 September 21, 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 efiles.portlandoregon.gov/Record/16264665/.

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 September 21, 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.

The Commission appreciated this project coming in at an early design stage, as this is a significant site, and it deserves a significant response. They noted disappointment at the loss of the existing historic fabric but acknowledge the complexity of developing this site.

Responding to this unique context will include relating much more strongly to the river, providing direct river access, building much stronger connections to the surrounding neighborhood, creating more welcoming public-oriented open spaces and better reflecting the site's industrial history.

The Commission is looking forward to the team returning with more detailed development the site plan, including the Naito streetscape, the accessway designs, the greenway design, and the riverfront enhancements, and with more information about all the open areas will be activated.

Commissioners Present. Vice Chair Chandra Robinson, Tina Blue, Jessica Molinar, Sam Rodriguez, Zari Santner, and Joe Swank. Chair Brian McCarter provided written comments.

Summary of Comments. Following is a general summary of Commission comments by design tenet based on the future approval criteria:

- Central City Fundamental Design Guidelines
- River District Design Guidelines
- River Review Approval Criteria 33.865.100 (if the River Review is consolidated with the Type III Design Review)

RESPOND TO CONTEXT

1. River. Provide a stronger response to the river through site and building designs:

- Strengthen public access to the river by making the accessways more welcoming and publicly-oriented.
- Provide opportunities for direct water access from the Greenway Trail to the river with docks or ramping. See the ramp in South Waterfront as an example. Consider connecting with Portland's [Human Access Project](#) (HAP), a volunteer-driven, grassroots advocacy group dedicated to helping people "get into their river".
- Strengthen the river frontage by reestablishing a more naturalized riverbank for habitat. An option identified by staff to enhance the riverbank and establish a more consistent top of bank across the site would involve removing seawalls and installing fish-friendly bank stabilization with native vegetation.
- Provide a stronger built response to the unique river location and view opportunities with multiple balconies and terraces.

2. Connections. Create stronger connections to the surrounding neighborhood:

- Strengthen the response to the NW 9th Avenue crossing of Naito. Because this is the only current link back to the Pearl District, this landing area is especially important. Widening and emphasizing the access path to the river to the SE of the site, adjacent to the Waterfront Pearl Condominiums can help accomplish this.
- Make sure the docks facing docks along Naito do not create barriers, especially at corners. Provide many access points.
- Given the potential lifespan of this proposed development, it will be important for the design now to accommodate a landing for a future bridge providing access to the river from the Pearl.

3. Open spaces. Create more welcoming, public-oriented open spaces.

- Thoughtful open space design will be paramount in order to best meet expectations of this site. While the open spaces may not need to be much larger, they will need to be much more impactful. Current open spaces feel privatized with little commercial space.
- At the Plaza (northern accessway) especially, consider creating a larger, more publicly-oriented, high-quality plaza that connects the river back to the neighborhood. This space must be activated with publicly-oriented uses that can spill out and engage the plaza.
- At the Tanner Creek Woonerf (southern accessway), prioritize pedestrians and placemaking rather than vehicles. Activate this space with residential front porches and entries.
- Stronger responses are also needed at the south side of Building 1 and north side of Building 3, both of which face greenway access routes.

4. Industrial identity. Reinforce the industrial identity more strongly in the buildings and the open space:

- The water tower is iconic, and if possible, should be reused in a significant way, and not at ground level, rather on the roof, maintaining its iconic views and relevance.
 - o This is even more critical given the proposed removal of existing iconic flour mill - aka water-tower building. Setting artifacts in the landscape is not enough. If the water tower can't be saved, other elements need to be included and added.
- There is a wonderful industrial palate to draw from, and the buildings need to be more responsive to this specific context and more unique from each other. The current design is too uniform in massing and design, and could be anywhere in the Pearl rather than on this unique site. The massing should inspire the architecture. Additionally, too much density is being left on the table, parking numbers should not dictate the site plan or proposed density.
 - o Consider taller building/s with smaller footprint/s to add variety in the overall design and add additional much needed density.
 - o Consider two buildings instead of three. Provide the same number of units in two taller buildings, develop a more significant open space at the flour mill accessway with more space for the bridge landing, possibly a stand-alone retail/ restaurant building facing Naito and flanking the open space; in the hierarchy, this would be the dominant open space.

ACTIVATE THE PUBLIC REALM

5. Make all open spaces more welcoming. All four sides of the buildings must need to respond to adjacent open spaces. Facades that engage both at the ground level and above are crucial to providing safe and vibrant public realms:

- o Consider locating the most publicly-oriented active uses along NW Naito at the Flour Mill Plaza (northern accessway) corners, with at-grade retail spaces, and move dock accessed lobbies to mid-block locations.
- o Design retail uses to spill out into both the street and the accessways, creating places to sit, pause and wait. Consider adding restaurant opportunities facing the river to capitalize on this choice riverfront location.
- o Consider how to accommodate a future pedestrian bridge with space for a graceful landing for future pedestrians strolling from Fields Park, over the bridge, landing in the accessway as they move to the greenway trail and go north or south from there.

- Consider locating live/work units facing the open spaces for additional activation and convertibility for future retail.
- Residential ground floor units facing the open spaces should be designed to contribute to the activity and vibrancy along the frontages as well as provide both comfort and safety for the residents. Residential in this area does this successfully by incorporating stoops, entrances, setbacks and landscape screening.
- Emphasize the adjacency to river and the Greenway trail by highlighting and activating connections through the site, capitalizing on the opportunity of views towards the river.
- And, as noted above, develop and plan to provide direct access to the water.

6. Minimize impact of parking garage and loading entries. The proposed location of the parking garage and entry locations is appropriate. As design evolves, increase emphasis on pedestrians rather than vehicles in the design of the open space, and activate it with front doors and porches facing the woonerf. Paving, landscape, bollards, and lighting can also all contribute to creating a strong pedestrian character.

SHOW QUALITY & PERMANENCE

7. Materials. Brick and metal can both be of quality and show permanence. The use of metal, especially facing the river, can help reference the industrial history of the site.

Exhibit List

- A. Applicant's Submittals
 - 1. Zoning Summary
 - 2. Original drawing
 - 3. Revised drawing set dated 8/23/23.
 - 4. Revised drawing set dated 8/23/24.
 - 5. Final DAR drawing set dated 9/8/23.
 - 6. Grading Plan
 - 7. Additional Sheets 9/19/23.
- B. Zoning Map
- C. Drawings
 - 1. through 43
- D. Notification
 - 1. Mailing list
 - 2. Mailed notice.
 - 3. Posting instructions and Notice sent to applicant.
 - 4. Applicant's statement certifying posting.
- E. Service Bureau Comments
 - 1. Bureau of Transportation
- F. Public Testimony
 - 1. Rick & Rachel Dyer, 9/5/23 email, stating support of five story massing and amount of open space.
 - 2. Lois Foster, 9/6/23 email, stated disappointment with proposed program.
 - 3. Jane Pedrick, 9/14/23 email, stated encouragement for provision of a future bridge.
 - 4. Antonio Diaz, 9/15/23 email, stated concern with adequacy of parking proposal.
 - 5. Kate Ludwig, 9/15/23 email, stated concern with adequacy of open views through proposal towards river. Also encouraged the inclusion of Fido stations in the future development.

6. David Dysert, on behalf of the Pearl District Neighborhood Association, 9/19/23 email, stated disappointment with the City's lack of response to the Centennial Mills Framework Plan adopted by City Council in 2006. The PDNA also noted:
 - *Feasible Bridge Landing* – Stated disappointment with the City's lack of requirements for accommodation of a future bridge, and encouraged the design provide an adequate and feasible landing space for a real bridge in the future. Also encouraged developer to join a LID to make this happen.
 - *Access to and Views of the River* – Noted the Framework Plan identifies the intersection of 9th and Naito as a key gateway and deserving of some treatment that establishes a connection to the river and site.
 - *Capturing History* - If the Flour Mill or some part of it as a remnant cannot be preserved then encourage preservation of the water tower and the view of it from Fields Park.
 - *Respectful Architecture* – Encouraged more density and needed housing. Encouraged a taller building with a smaller footprint to leave room for a more generous plaza. The three buildings need to be more distinct and varying the height and massing.
7. Michael Rice, 9/21/23 email, stated general support of proposal, but also encouraged the design to provide direct access to the river, balance pedestrian, recreational and vehicle movement in the open areas, and encouraged rethinking the dark-gray/black facade colors of the third building.
8. Steve Pinger, 9/21/23 email, stated dismay at the City's past management of the site, and the incremental devolution of the Centennial Mills project. Noted the future bridge was a fundamental part of initial concepts. Also stated concerns with vehicle access through a public open space (woonerf) and loss of the iconic rooftop Water Tower.

G. Other

1. Application form
2. Staff memo to Design Commission and Matrix 9/15/23.
3. Revised Staff memo to Design Commission and Matrix 9/15/23.
4. Staff response to 9/12/23 TOB memo
5. BMCC Comments 9/19/23
6. Staff Presentation for 9/21/23 meeting
7. Applicant Presentation for 9/21/23 meeting
8. Testifier sheet for 9/21/23 meeting



Design Advice Request

DISCUSSION MEMO – DA #2

Date: November 9, 2023
To: Portland Design Commission
From: Grace Jeffreys, Design & Historic Review Team
503-865-6521 | grace.jeffreys@portlandoregon.gov
Re: EA 23-069476 DA #2 - Centennial Mills
Design Advice Request Memo – November 16, 2023

This memo is regarding the upcoming second DAR on November 16, 2023 for Centennial Mills. The following supporting documents are available as follows:

- Drawings – accessed here (<https://efiles.portlandoregon.gov/record/16282046>). Note, Commissioners who requested hard copies will receive the drawing set by courier.
- Guideline matrix (attached)

I. PROGRAM OVERVIEW

This project includes three separate 5-story buildings over shared underground parking. The buildings will be mixed-use with approximately 277 residential apartment units, 4,100 square feet of retail, and 244 parking stalls total (based on numbers in first DAR package). The property is bound by NW Naito and the Willamette River and will include the development of the pedestrian greenway trail restoration along the river frontage. Ground floor uses include retail units and residential uses including lobbies, amenities, services, and dwelling units. All ground floor residential use will be raised due to the flood plain.

II. DEVELOPMENT TEAM BIO

Architect	Kurt Schultz SERA Architects
Owner’s Representative	Tim Ralston MLR Ventures LLC
Project Valuation	\$ 100,000,000

III. FUTURE DESIGN REVIEW APPROVAL CRITERIA:

- Central City Fundamental Design Guidelines
- River District Design Guidelines

IV. POTENTIAL MODIFICATION/S and ADJUSTMENT

One (or more) Modification/s may be triggered by this proposal, although none are identified in the packet:

1. Ground Floor Windows (33.510.220): *Given the high-level nature of this submittal, Modifications have not yet been determined. However, because of the raised level above adjacent grade of the residential program, there may be a need to Modify ground floor window requirements along Naito and/ or where program except residential units faces the open areas.*

- Along Naito Parkway, the ground level facades must have windows that cover at least 60 percent of the ground level wall area. For the purposes of this standard, ground level wall area includes all exterior wall area from 2 feet to 10 feet above the finished grade, which is the adjacent sidewalk level, not the dock level.
- All other ground level facades (except residential units) that face a street lot line, sidewalk, plaza, or other publicly accessible open area or right-of-way must have windows that cover at least 40 percent of the ground level wall area. For the purposes of this standard, ground level wall area includes all exterior wall area from 2 feet to 10 feet above the finished grade, which is the adjacent sidewalk or ground level, not dock level.

The following Criteria of [Portland Zoning Code 33.825.040, A, B & C](#) apply:

- 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; and
- C. Mitigation of impacts.** Any impacts resulting from the modifications are mitigated to the extent practical.

One Adjustment will be required by this proposal:

1. 33.510.263.B.1 Parking and Loading Access: *Motor vehicle access is not allowed from Naito, which is designated a Major City Bikeway.*

- The proposal shows a shared driveway between buildings A and B centered on the Tanner Springs Outfall Easement. PBOT Staff notes that an access focused transportation impact study (TIS) is needed, and the queuing analysis will need to study if this amount of separation from NW 9th Ave. is sufficient.

The following Approval Criteria of [Portland Zoning Code 33.805.040](#) A. through F. or approval criteria G. through I apply:

- A. Granting the adjustment will equally or better meet the purpose of the regulation to be modified; and
- B. ~~If in a residential, CI1, or IR zone, the proposal will not significantly detract from the livability or appearance of the residential area, or if in an OS, C, E, I, or CI2 zone, the proposal will be consistent with the classifications of the adjacent streets and the desired character of the area; and~~
- C. ~~If more than one adjustment is being requested, the cumulative effect of the adjustments results in a project which is still consistent with the overall purpose of the zone; and~~
- D. ~~City-designated scenic resources and historic resources in Historic, Conservation and National Register Districts and within the boundaries of Historic, Conservation and National Register Landmarks are preserved; and~~

- E. Any impacts resulting from the adjustment are mitigated to the extent practical; and
- F. If in an environmental zone, the proposal has as few significant detrimental environmental impacts on the resource and resource values as is practicable;

V. STAFF ANALYSIS & RECOMMENDED DAR DISCUSSION TOPICS

Site Considerations and analysis:

- **BES Easement - Tanner Springs Outfall:** This easement is located at the woonerf between Parcels 1 and 2. The proposal shows stairs and ramps within the easement. If these impede future sewer access, they may not be allowed by BES, and may need to be moved towards the north side of the Woonerf.
- **PacificCorp Easement:** This easement is located deeply below grade (-66') below Parcel 1. Applicant noted at the first DAR that this easement may restrict the height of the building above due to limitations on foundations.
- **Flood Plain:** For below-grade parking to be allowed in the flood plain, the buildings must be considered mixed-use, and this proposal shows at least one retail unit in each building. Additionally, all residential spaces must be raised above the base flood level, and this proposal shows the residential raised up to the dock level.
- **River Overlay:** On Sheet C.20, the existing top of bank (TOB), which is measured around the inlet, is shown in blue, and the required development setback is measured 50 feet landward - this setback is not shown on the drawings. A proposed new top of bank location is shown in red, with a proposed new 50' setback shown in dotted red.
 - The location of non-river-related/river-dependent development within the existing River Setback would require a Greenway Goal Exception approval. Greenway Goal Exceptions are processed through a Type III procedure, require a Pre-Application Conference, and must be approved by City Council prior to a Design Review approval for development on this site. The criteria for this are considered challenging and require finding that the proposal can't be reasonably accommodated in a location that doesn't require a goal exception. While this would be required, it is not seen as approvable.
 - An alternative to the Greenway Goal exception described above would be to change to location of the top of the bank via substantial resource enhancement/ mitigation measures (See Staff Memo dated September 19, 2023 Response to Top of Bank Memorandum) through the required River Review. This would include mitigation beyond that required for the River Review, including removal of the existing seawalls and inlet and the establishment of a more natural bank along the entire frontage. As shown, sufficient mitigation has not yet been provided to change the top of bank location.

Because the top of bank impacts the developable area of the site, this critical issue must be addressed, either through a Greenway Goal Exception or through sufficient resource enhancement, before moving forward with a Design Review. Otherwise, the actual developable part of this site may differ significantly from that shown, especially at the north end of the site where the existing seawall cuts back at the Flour Mill Building.

- **Future Bridge across Naito:** Since the first DAR, the Plaza has been widened and a location for a future bridge from Fields Park over Naito has been identified, albeit with structured parking below.

- **Waterfront Trail:** Development of this site includes extension of the Waterfront Trail. Of particular challenge is tying into the future trail to the north, where the elevation of the adjacent property is raised.

Response to Guidelines: Staff advise you consider the following among your discussion items on November 16th, 2023, based on the Commission's feedback provided at DAR #1 (see Summary Memo dated October 13, 2023, attached).

CONTEXT/ QUALITY and RESILIENCE

Applicable Central City Design Guidelines: A1, A2, A3, A5, A6, A9, C1, C2, C4, C5, and River District Design Guidelines: A1-1, A3-1, A5-1-1, A5-1-2, A5-3, A5-4, A9-1, C1-1

1. **River:** Response to the river through site and building designs:
 - Public access to the river front.
 - Opportunities for direct water access.
 - Reestablishment of naturalized riverbank for habitat.
 - Built response to the unique river location and view opportunities.
2. **Connections.** Create stronger connections to the surrounding neighborhood:
 - Response to the NW 9th Avenue crossing of Naito.
 - Accessibility of docks facing docks along Naito.
 - Accommodation of a landing for a future bridge from the Pearl.
3. **Open spaces.** Create more welcoming, public-oriented open spaces.
 - Plaza – size and activation.
 - Tanner Creek Woonerf - pedestrians and vehicles, size and activation.
 - Response at the south side of Building 1 and north side of Building 3.
4. **Industrial identity.** Reinforce the industrial identity more strongly in the buildings and the open space:
 - Reuse of the water tower.
 - Building response to unique context.
5. **Materials.**
 - Brick and metal proposed.

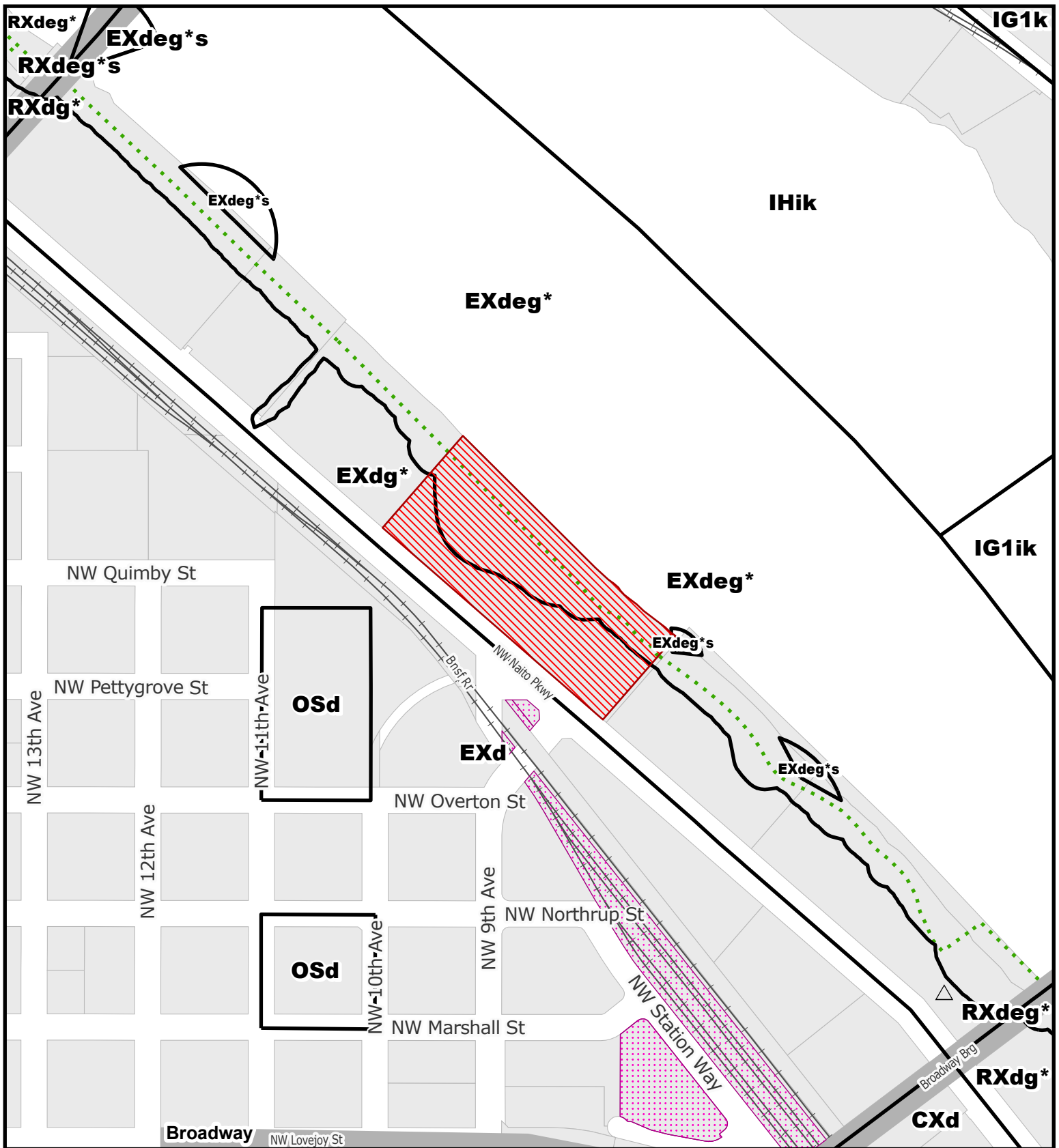
PUBLIC REALM

Applicable Central City Design Guidelines: A4, A7, A8, B1, B2, B3, B4, B5, B6, B7, C3, C6, C7, C8, C9, C10, C11, C12, C13, and River District Design Guidelines: A8-1, B1-1, B5-1, B5-2, C3-1, C9-1,

6. **Open spaces.**
 - Active uses added along NW Naito at the Plaza corners, at-grade retail spaces, and dock accessed lobbies at mid-block.
 - Spill out of retail uses to street and accessways.
 - Accommodation of a future pedestrian bridge.
 - Live/work ground floor units - facing Naito.
 - Residential ground floor units - facing the open spaces.
7. **Impact of parking garage and loading entries.**
 - Emphasis on pedestrians and activation of woonerf.

Attachments:





- *Zone Map*
- *FINAL DRWGS Exhibits C1-99 (not consecutive)*
- *CCFDGS + River District DG Checklist Staff/ Commission*
- *DAR #1 Summary Memo, October 13, 2023*
- *Staff Memo dated September 19, 2023 Response to Top of Bank Memorandum*



For Zoning Code in Effect Post October 1, 2022

ZONING

THIS SITE LIES WITHIN THE:
CENTRAL CITY PLAN DISTRICT
PEARL SUB DISTRICT

-  Site
-  Also Owned Parcels
-  Historic Landmark
-  Recreational Trails

File No.	<u>EA 23 - 069476 DA</u>
1/4 Section	<u>2829,2929</u>
Scale	<u>1 inch =300 feet</u>
State ID	<u>1N1E34BB 100</u>
Exhibit	<u>B Jul 29, 2023</u>

CENTRAL CITY FDG (2003) + RIVER DISTRICT DG (2008)		PROJECT NAME: Centennial Mills	
DATE: 11/9/23		PROJECT ARCHITECT: SERA	
CONTEXT		STAFF	
		+ / -	Comments
A1: Integrate the River			See comments under A1-1.
	A1-1: Link the River to the Community		<p>Accessways: The two main accessways (Plaza and Woonerf)) are provided, as well as an enlarged access at the south of the site. Since 1st DAR, peds have more emphasis at woonerf, and more activation has been added at open areas from adjacent buildings on all sides.</p> <p>River walkway: Since 1st DAR, open space designs refined to better encourage public and residents to use the river frontage.</p> <p>Naito crossings at NW 9th: Since 1st DAR, south access widened to provide more direct river access path. <u>9th still arrives at dock level units & lobby.</u></p> <p>Future Bridge: Since 1st DAR, a location for the future "bridge " is shown, and Plaza is widened to accommodate. Parking remains below. <u>Before bridge is built, the scale of the plaza may intimidate - perhaps this is a good location for a Kayak Kiosk?</u></p>
A2: Emphasize Portland Themes			<p>Industrial past: Per the 2006 CM framework Plan, this site offers a unique opportunity to reuse the historic flour mill, a significant and iconic piece of Portland' industrial history.</p> <p>Since 1st DAR, building designs have been refined. Part of building on Parcel 2 reflects Flour Mill massing, with water tower on roof. Building on Parcel 3 shows gabled roof remanent of some of the past warehouses on site.</p> <p><u>Design still proposes to remove all existing structures.</u></p>
A3: Respect the Portland Block Structures			
	A3-1: Provide Convenient Pedestrian Linkages		See comments under A1-1
A5: Enhance, Embellish & Identify Areas			Since first DAR, response to special riverfront location and industrial past strengthened with open space and building design, See A1-1 and A2. <u>More needed?</u>
	A5-1: Reinforce Special Areas		See comments under A5
	A5-1-1: Reinforce the Identity of the Pearl District Neighborhood		See comments under A5
	A5-1-2: Reinforce the Identity of the North Park Blocks Area		
	A5-1-3: Reinforce the Identity of Chinatown		

	A5-1-4: Reinforce the Identity of the Union Station Area			
	A5-1-5: Reinforce the Identity of the Waterfront Area		See comments under A5	
	A5-2: Emphasize N.W. Broadway Bright Lights			
	A5-3: Incorporate Water Features		Not enough information submitted to make a determination.	
	A5-4: Integrate Works of Art		Not enough information submitted to make a determination.	
A6: Re-use, Rehabilitate, Restore Buildings			See A2 – <u>Flour mill as well as most of existing development on site removed.</u>	
A9: Strengthen Gateways			See comments under A1-1	
	A9-1: Provide a Distinct Sense of Entry and Exit		See comments under A1-1	
C1: Enhance View Opportunities			<p>View Corridors. Since first DAR, required view corridors widened and better activated.</p> <p>Terraces: Since first DAR, more individual terraces and balconies facing the river are provided.</p> <p>Glazing: Generous glazing shown facing the river will be important to maintain as project develops.</p>	
	C1-1: Increase River View Opportunities		See comments under C1	
C4: Complement the Context of Existing Buildings			<p>See A1-1 and A2.</p> <p>Since first DAR, building connections to adjacent accessways at southern property line has been strengthened. <u>No accessway needed at northern PL?</u></p>	
D1: Park Blocks				
D2: South Waterfront Area				
D3. Broadway Unique Sign District				
D4. New China/Japantown Unique Sign District				
PUBLIC REALM		STAFF		
		+ / -	Comments	+ / -

A4: Use Unifying Elements		<p>Docks: reference industrial past.</p> <p>Open Spaces: Since first DAR, more info provided showing usability of publicly accessible open areas.</p> <p>Buildings: have a stronger relationship to the river</p>	
A7: Establish and Maintain a Sense of Urban Enclosure			
A8: Contribute to a Vibrant Streetscape	+/-	<p>Accessway connections: Since first DAR, building connections to two main accessways as well as accessways at southern property lines have been strengthened.</p> <p>Ground level height: <u>The 15' high ground level from dock level creates a robust building base which will be important to maintain as project develops.</u></p> <p>Docks: The docks respond to the flood level as well as the industrial past of the site. <u>Docks can create barriers between the pedestrian level and the building uses inside.</u></p> <p>Retail Units: Since the first DAR, all 4 retail units in parcels 1 and 2 are located street level and wrap the building corners facing the two main accessways, and raised residential lobbies have been moved to midblock facing Naito.</p> <p><u>Would retail unit in Parcel 1 benefit from shifting parcel 1 south so it has more spill out into the woonerf?</u></p> <p>Retail units – size and orientation: The street level retail units at Parcels 1 and 2 will help activate Naito. Since the first DAR, they also relate more strongly to the accessways they abut.</p> <p><u>The retail unit at Parcel 2 remains small, and up at dock level. Does it need to be larger and deeper to be viable, and dropped to Plaza level?</u></p> <p>BOH. BOH elements have mostly been minimized/shifted away from Naito and river frontage. Garage entries have been located away from Naito providing potential for better activation of the street.</p>	
	A8-1: Design Fences, Walls, and Gateways to be Seen Over		
B1: Reinforce and Enhance the Pedestrian System		See A8.	
	B1-1: Provide Human Scale to Buildings Along Walkways	See A8.	
B2: Protect the Pedestrian		See A8.	
B3: Bridge Pedestrian Obstacles			
B4: Provide Stopping and Viewing Places		See A1 and A8 above.	
B5: Make Plazas, Parks & Open Space Successful		See A1 and A8 above.	
	B5-1: Recognize the Roles of the Tanner Creek Parks	Not enough information submitted to make a determination.	

	B5-2: Strengthen the Significance of the Classical Chinese Garden			
	B6: Develop Weather Protection		Not enough information submitted to make a determination.	
	B7: Integrate Barrier-Free Design		<u>It will be important that below -grade parking does not interfere with the river connections at the accessways, including the ramping and stair systems and stair systems</u>	
	C3: Respect Architectural Integrity			
	C3-1: Integrate Parking		<u>Parking is located below-grade level at Naito. However, the solid walls will be exposed on other sides, including facing the greenway.</u> See B7	
	C6: Develop Transitions Between Buildings & Public Spaces		The dock level provides a transition from the public to the residential level. <u>Since the first DAR, retail is at the street level except Parcel 3.</u>	
	C7: Design Corners that Build Active Intersections		Since the first DAR, Naito as well as the 2 main accessways have been better activated with street level retail located at all 4 building corners and the residential lobbies, which are up at dock level, were now located midblock facing Naito. <u>The corner retail at parcel 3 remains small and at dock level.</u>	
	C8: Differentiate the Sidewalk Level of Buildings			
	C9: Develop Flexible Sidewalk Level Spaces		See A8 and C7 above.	
	C9-1: Reduce the Impact of Residential Unit Garages on Pedestrians		Parking is internalized & some associated BOH elements are on the east-west accessways. BOH facing Naito and/or river should be minimized. At accessways, driveway and below grade parking may interfere with quality of these important publicly accessible spaces.	
	C10: Integrate Encroachments		<u>Parking is located below the future bridge landing location, which may preclude a future bridge.</u>	
	C11: Integrate Roofs and Use Rooftops		Shown as eco roofs.	
	C12: Integrate Exterior Lighting		Not enough information submitted to make a determination.	
	C13: Integrate Signs		Not enough information submitted to make a determination.	
QUALITY AND PERMANENCE		STAFF		
		+ / -	Comments	+ / -
	C2: Promote Permanence & Quality in Design		Brick and metal are considered quality materials with considered detailing.	
	C5: Design for Coherency			



City of Portland

Design Commission

Design Advice Request

EA 23-069476 DA #2

Centennial Mills

1362 NW Naito

November 16, 2023

Staff Presentation

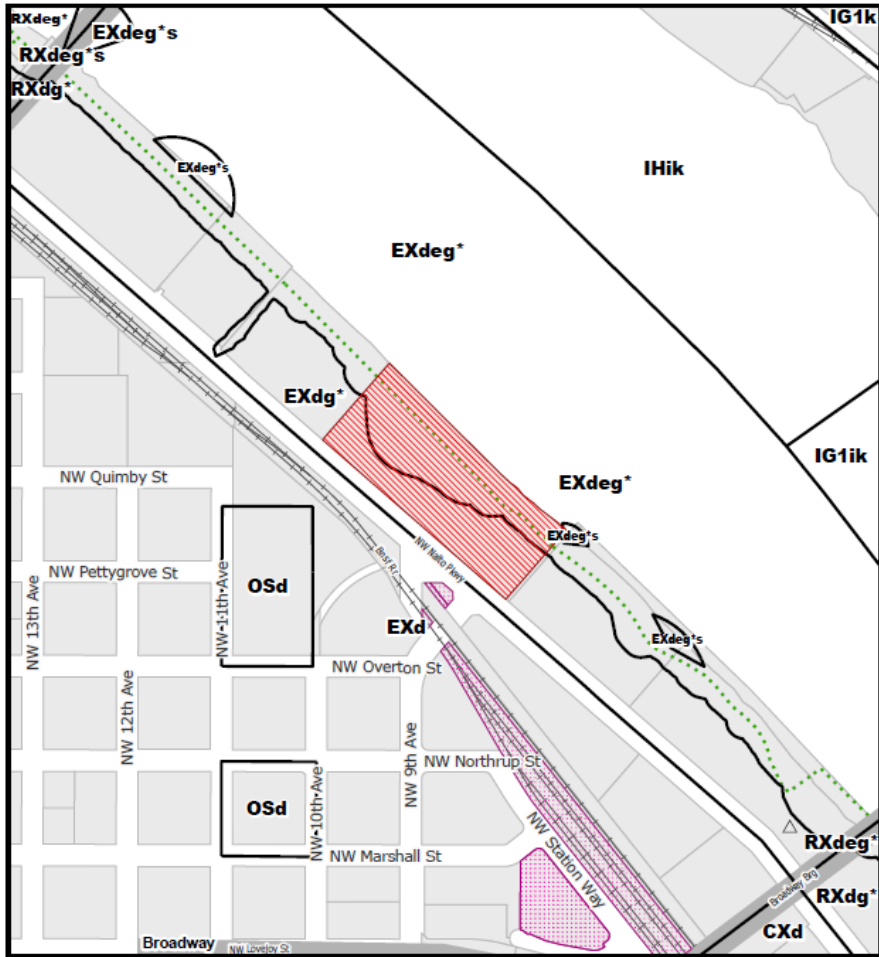
Staff Introduction

Applicant Presentation

Staff Discussion Topics

Public Comments

Commission Discussion



Location:

Central City Plan District,
Pearl Subdistrict

Base Zone:

Ex d, e, g*, s

Central Employment with:

- Design overlay
- Environmental overlay
- River General overlay
- Scenic overlay

Approval Criteria:

- Central City Fundamental Design Guidelines
- River District Design Guidelines

Height:

100' max base, 250' max with bonus
75' proposed

Floor Area Ratio:

2:1 base, 5:1 max with 3:1 bonus for inclusionary housing, unlimited transfers
1.8:1 proposed

Site Considerations:

- BES Easement - Tanner Springs
- PacificCorp Easement
- Flood Plain
- Environmental Overlays/TOB
- Future bridge
- Waterfront Trail



VIEW TO BROADWAY BRIDGE



Waterfront Pearl

The Fields Park

NW 9th Ave

NW Naito Pkwy

1362 NW Naito Pkwy

Greenway Trail

Willamette River

Site and Immediate Vicinity

EA-23-069476 DA, Exhibit H.4



FLOUR MILL

DEVELOPMENT LOT

DEVELOPMENT LOT

DEVELOPMENT LOT



EA 23-069476 DA, Exhibit H.4

Site History





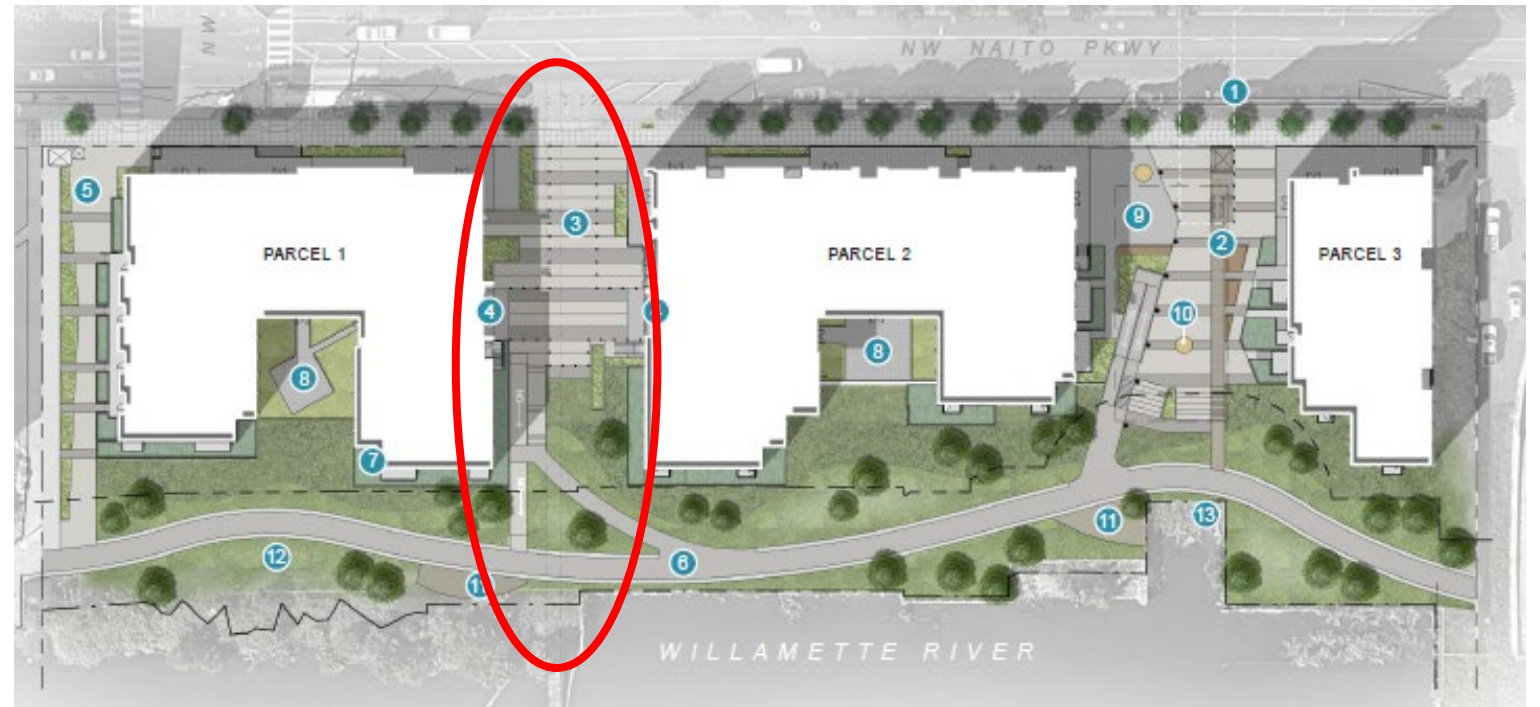
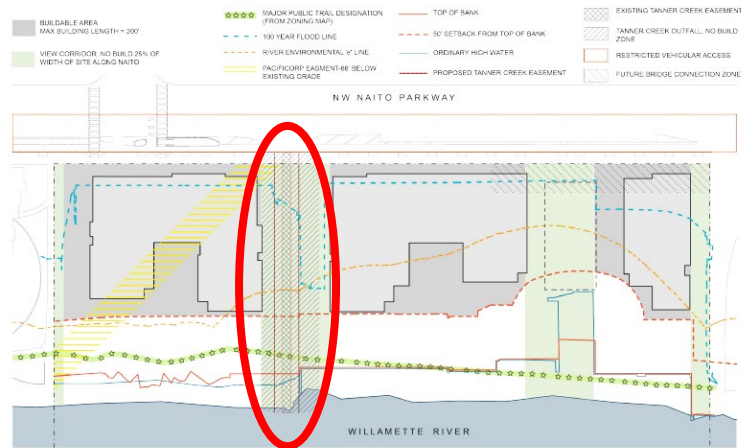
Site Considerations:

1. BES Easement - Tanner Springs Outfall
2. PacificCorp Easement
3. Flood Plain
4. River Overlay / TOB
5. Future Bridge over Naito
6. Waterfront Trail Extension



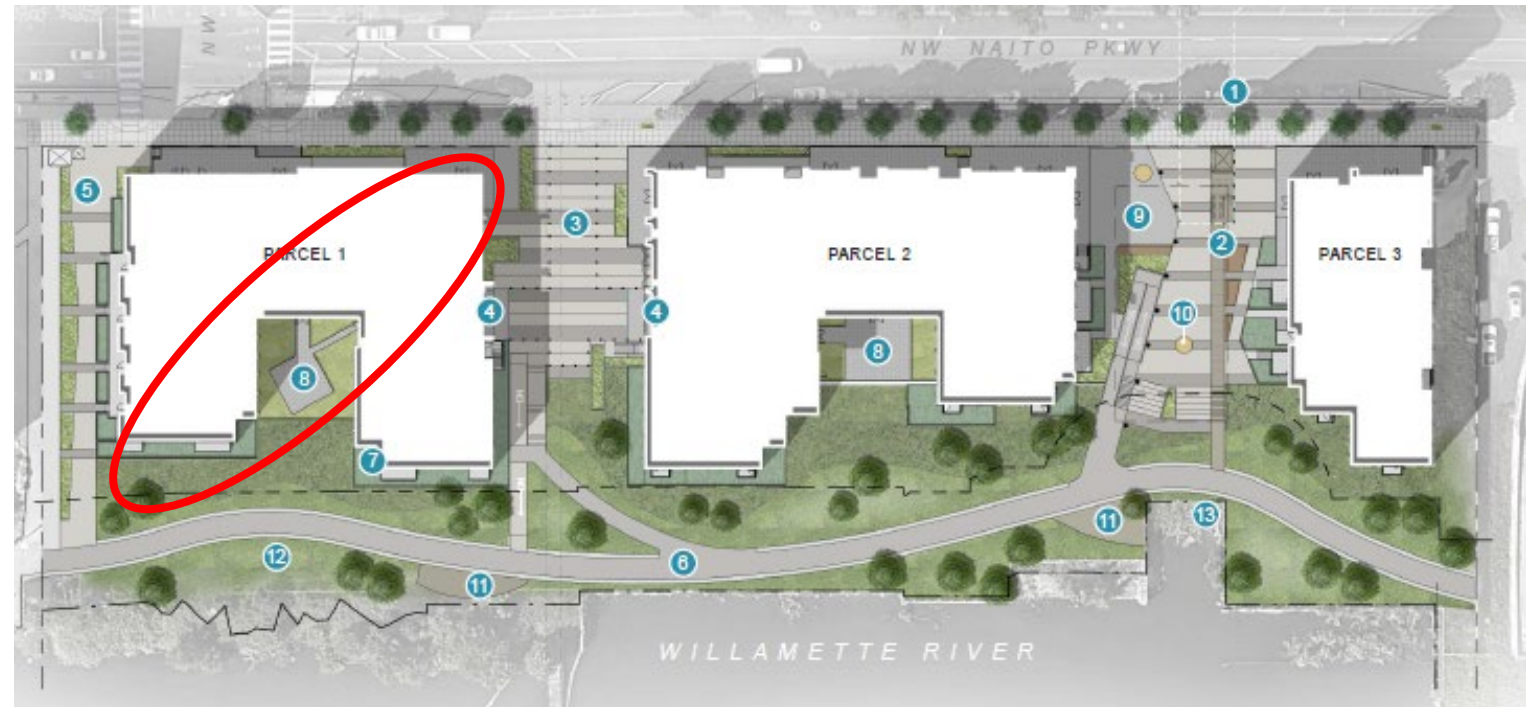


BES Easement - Tanner Springs Outfall

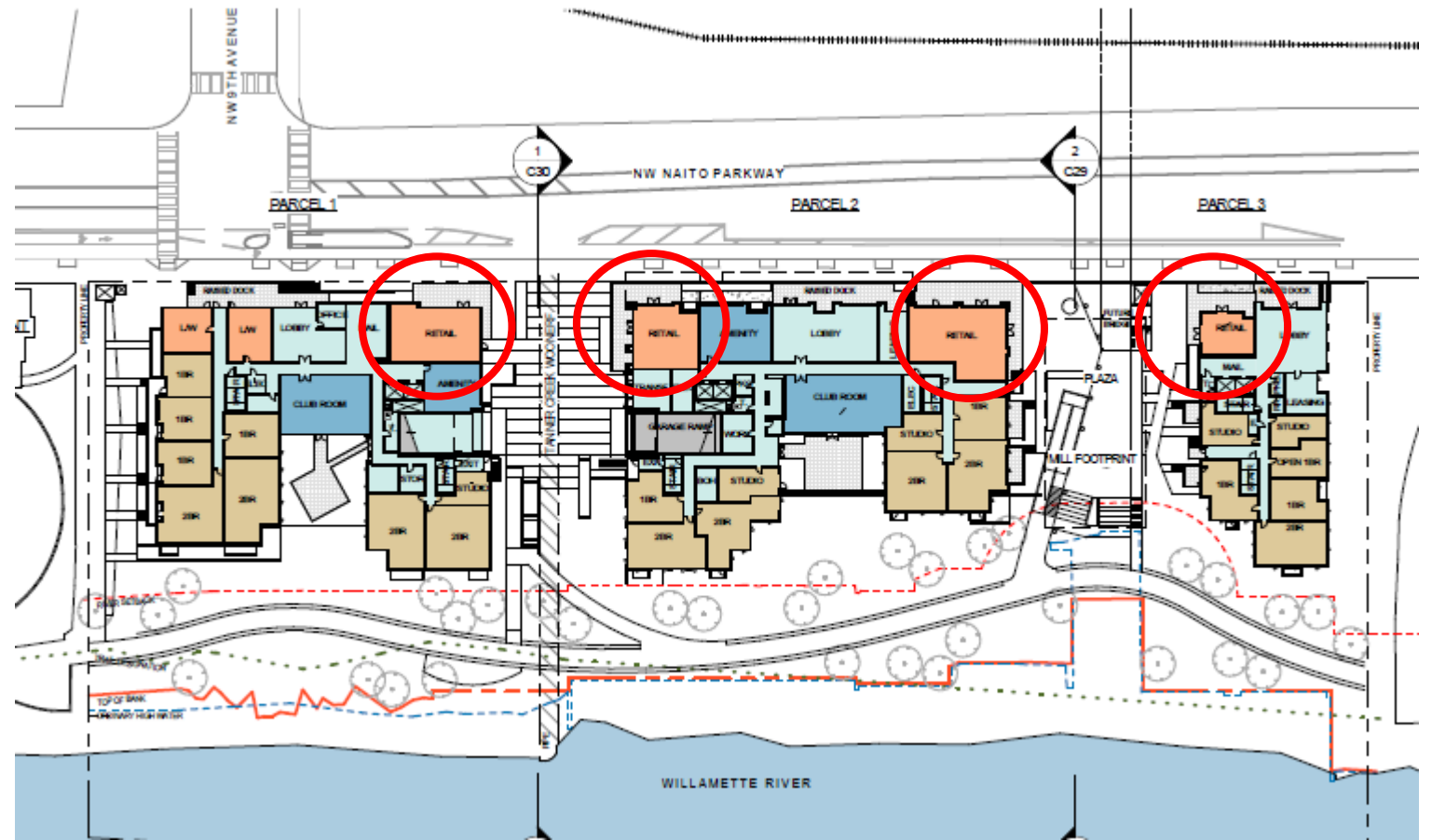
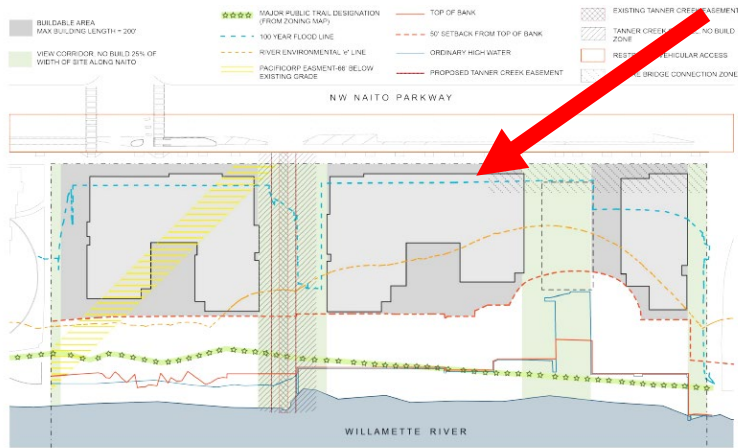




PacificCorp Easement

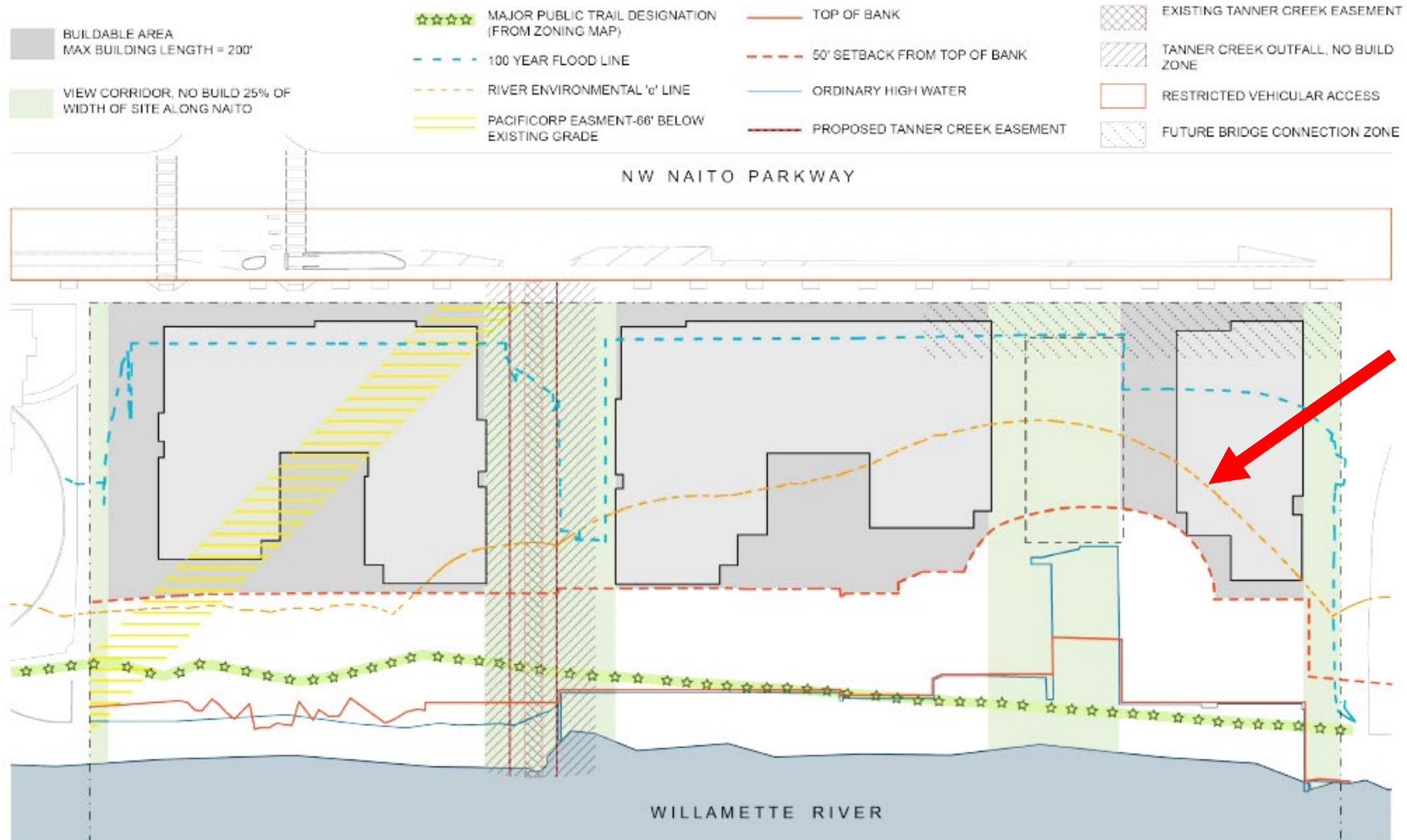


Flood Plain

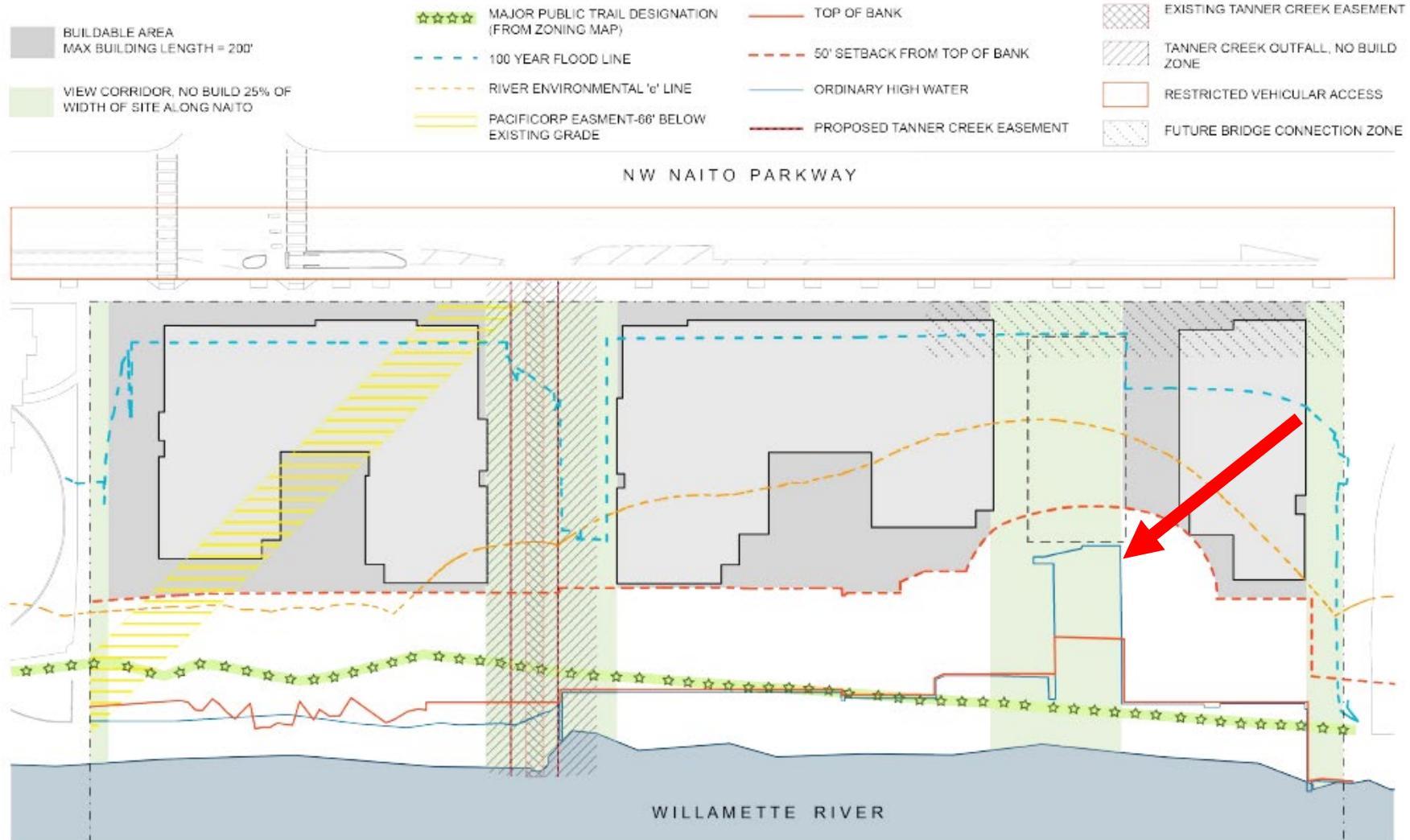




River Overlay/ Top of Bank

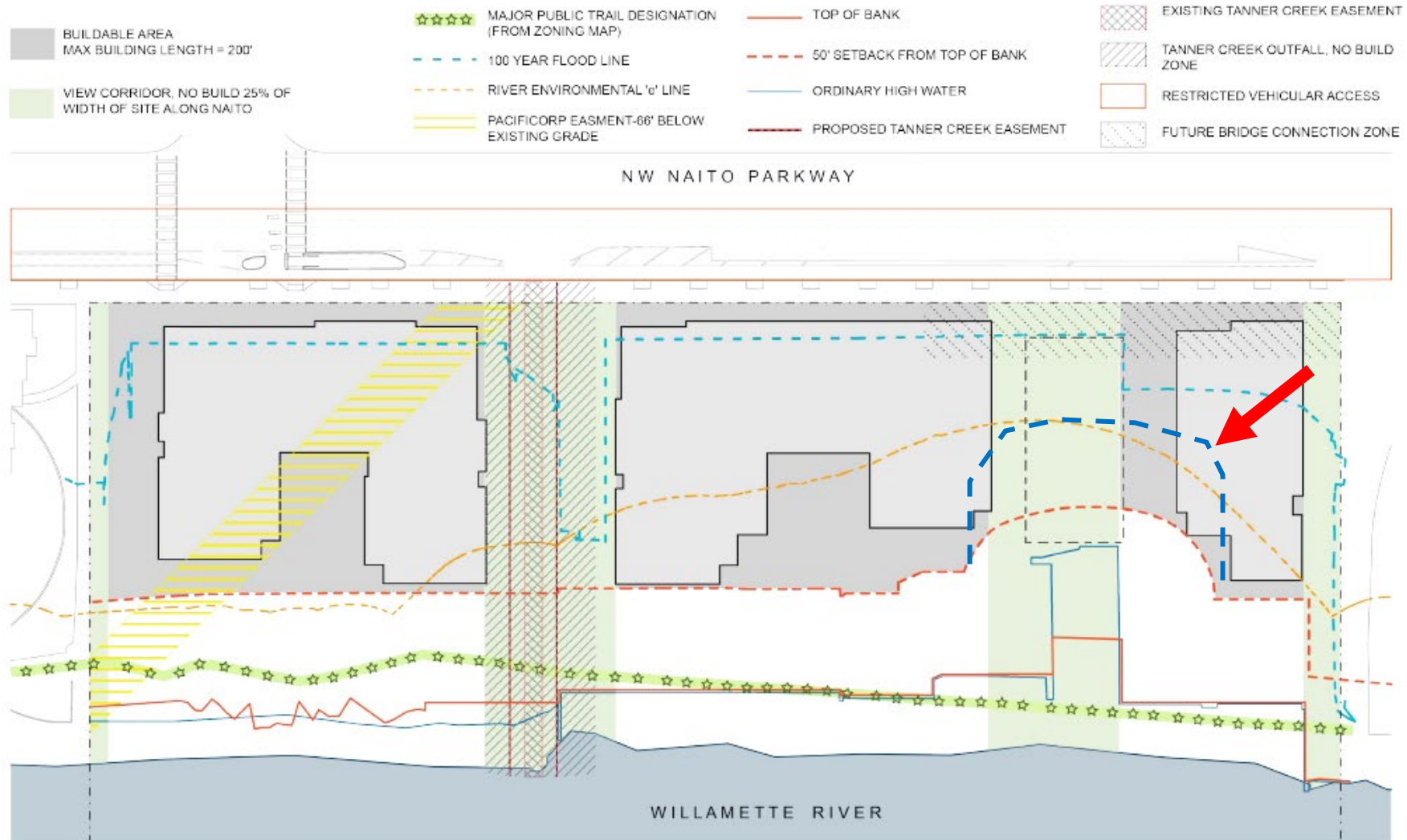


River Overlay/ Top of Bank



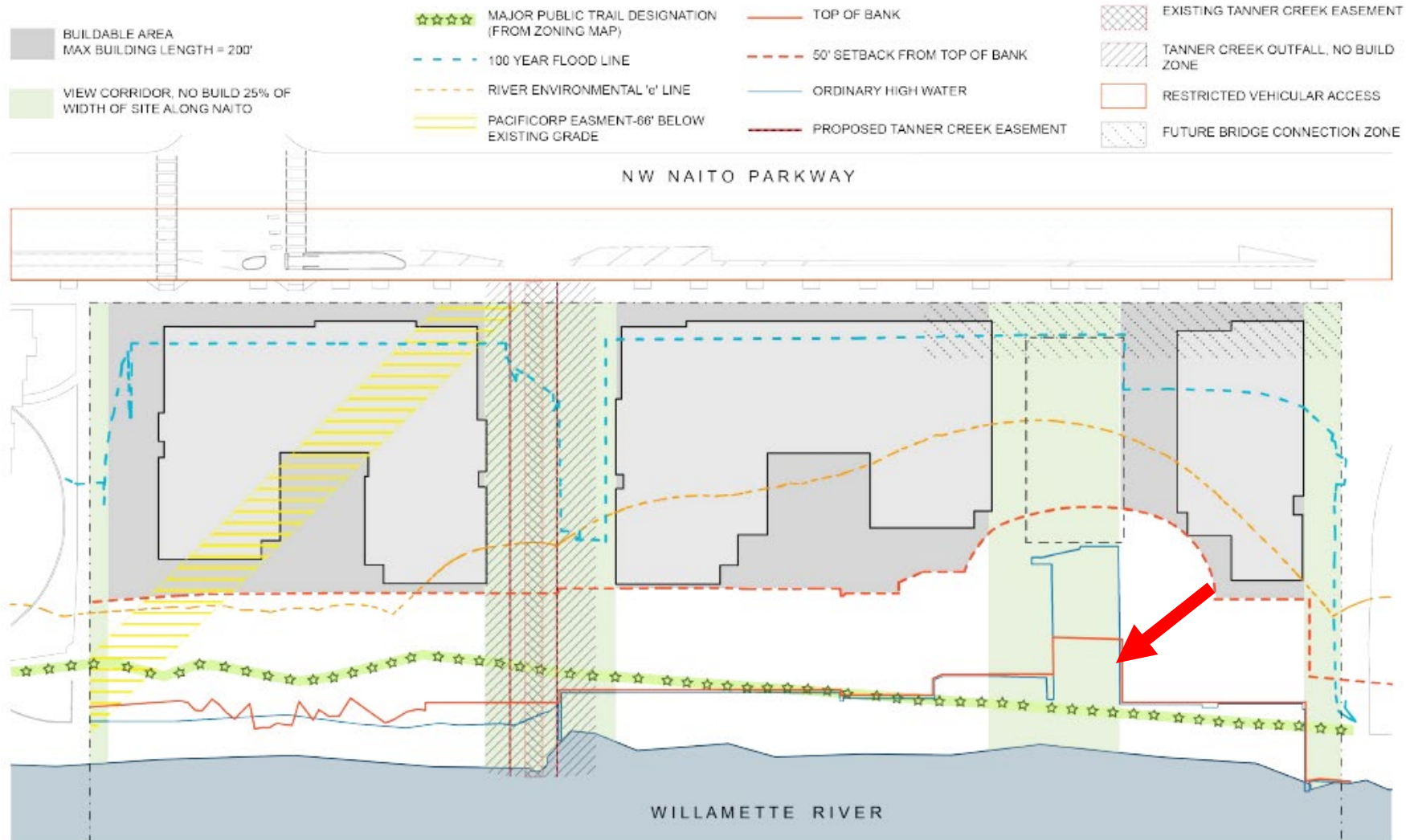


River Overlay/ Top of Bank



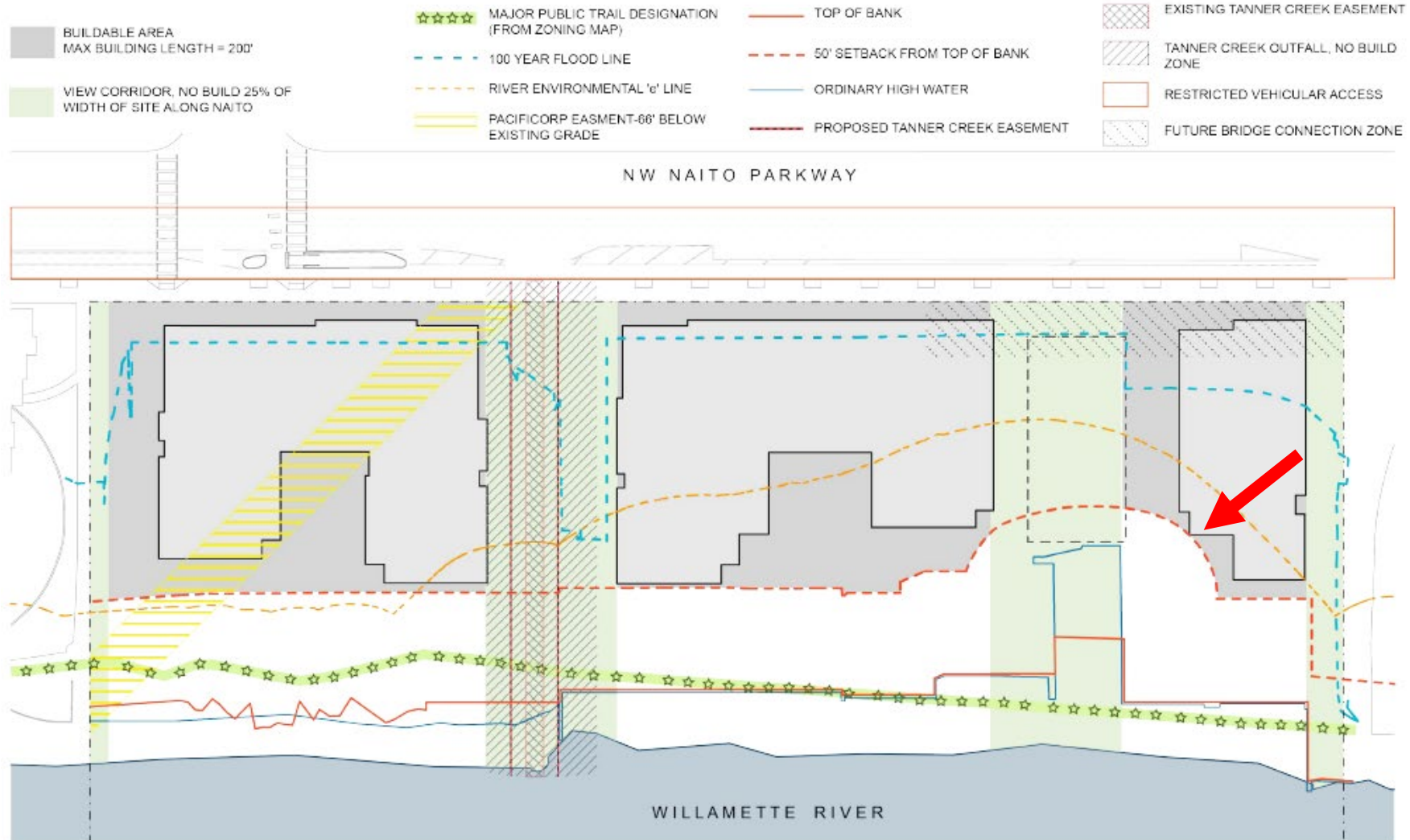


River Overlay/ Top of Bank



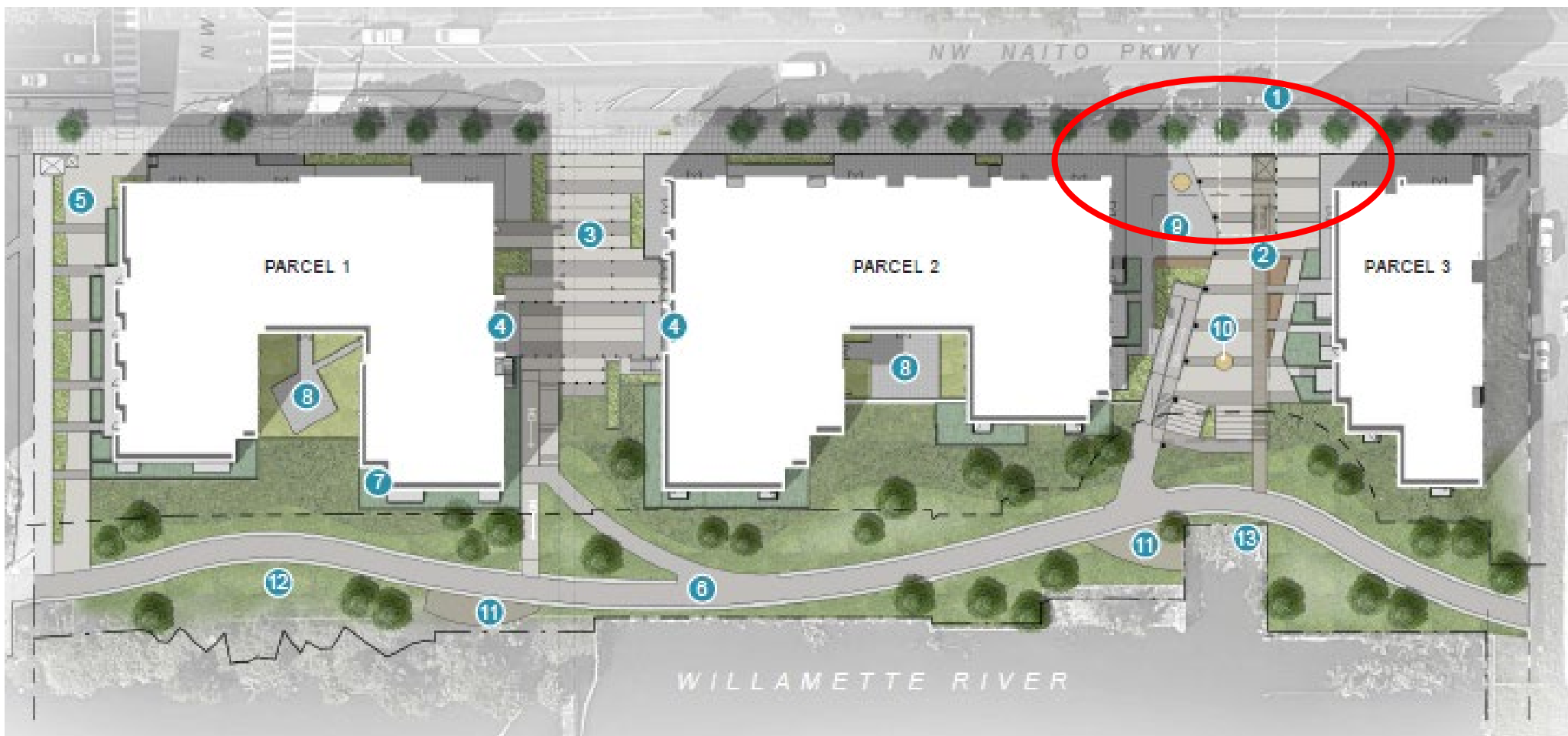


River Overlay/ Top of Bank

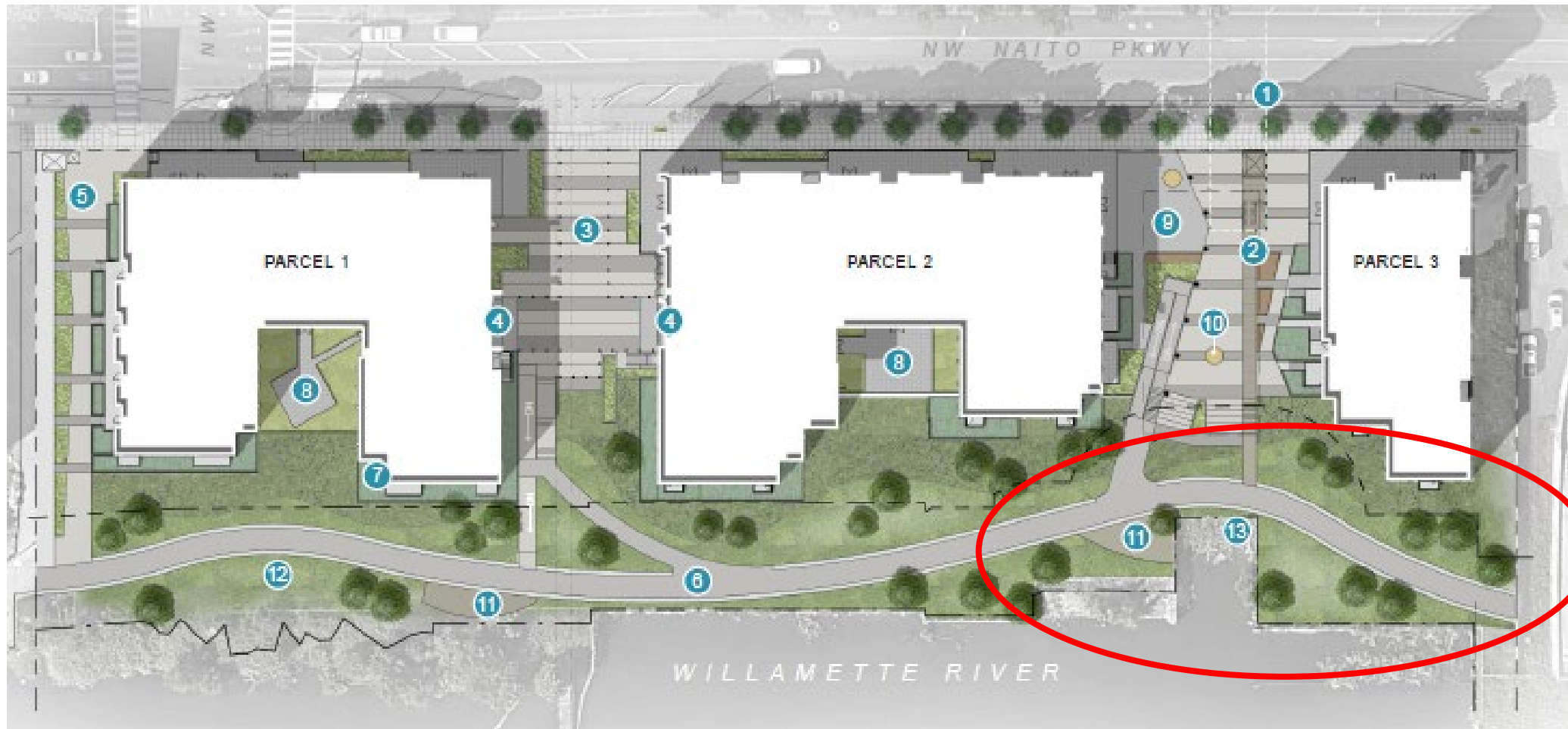




Future Bridge across Naito



Waterfront trail extension





Summary of DAR # 1

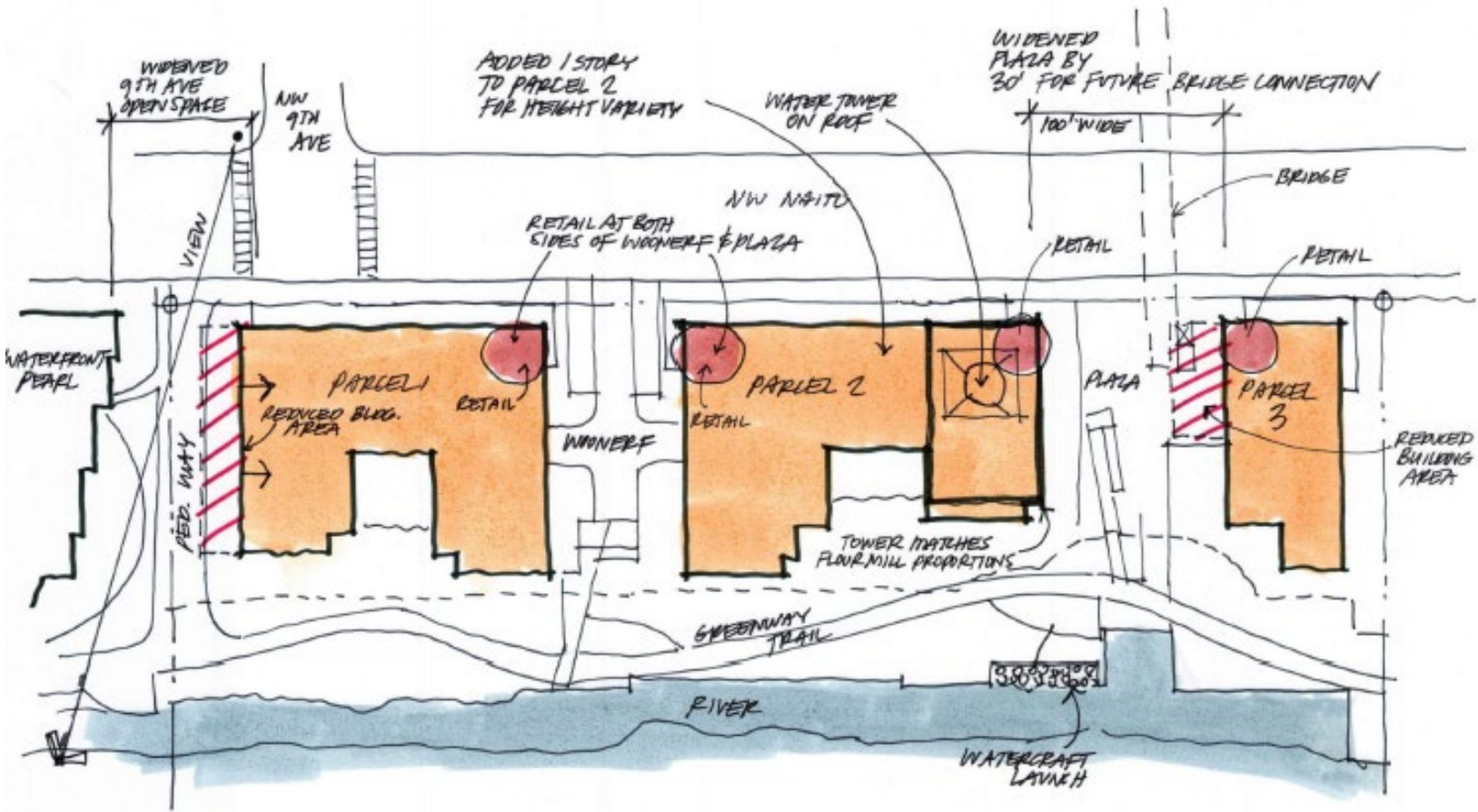
CONTEXT/ QUALITY & RESILIENCY

1. Provide a stronger response to the unique river location
2. Create stronger connections to the surrounding neighborhood
3. Create more welcoming open spaces
4. Better reflect the site's industrial history

PUBLIC REALM

1. Better activate the open spaces
2. Reduce vehicle impact at the woonerf

Response to DAR #1



Proposal

Three 5+ story mixed-use buildings:

- 277 residential units
- 244 structured parking stalls
- Ground floor:
 - retail
 - residential amenity spaces,
 - residential units
- Public open spaces:
 - Plaza
 - Woonerf
 - South trail
 - Greenway Trail & river's edge



Proposal

Three 5+ story mixed-use buildings:

- 277 residential units
- 244 structured parking stalls
- **Ground floor:**
 - retail
 - residential amenity spaces
 - residential units
- Public open spaces:
 - Plaza
 - Woonerf
 - South trail
 - Greenway Trail & river's edge



Proposal



Three 5+ story mixed-use buildings:

- 277 residential units
- 244 structured parking stalls
- Ground floor:
 - retail
 - residential amenity spaces,
 - residential units
- **Public open spaces:**
 - Plaza
 - Woonerf
 - South trail
 - Greenway Trail & river's edge

Modifications:

Ground Floor Windows (33.510.220):

Not yet quantified, however, requirement is :

- 60% for non-dwelling unit facades facing Naito.
- 40% for non-dwelling unit facades facing all other publicly accessible open spaces.

Adjustments:

Parking and Loading Access (33.510.263.B.2):

- Motor vehicle access not allowed from a Major City Bikeway in the Central City Plan District.



Staff Introduction

Applicant Presentation

Staff Discussion Topics

Public Comments

Commission Discussion

Staff Introduction

Applicant Presentation

Staff Discussion Topics

Public Comments

Commission Discussion

CONTEXT/ Q&P

1. **Provide a stronger response to the river** (A1, A1-1, A2, A3-1, A5, A5-1, A5-1-1, A5-1-5, A9, C1, C1-1)
 - Public access to the river front.
 - Direct water access.
 - Re-establishment of naturalized riverbank for habitat.
 - Built response to the unique river location and view opportunities.

2. **Create strong connections to the neighborhood** (A1, A1-1, A3, A3-1, A4, A9, B1, B1-1, C1-1)
 - Response to the NW 9th Avenue crossing of Naito.
 - Accessibility of docks facing Naito.
 - Accommodation of a landing for a future bridge from the Pearl.

3. **Create more welcoming open spaces** (A2, A5, A5-1, A5-1-1, A5-1-5, A8, B2, B4, B5, C3-1, C4)
 - Plaza – size and activation.
 - Tanner Creek Woonerf - pedestrians and vehicles, size and activation.
 - Response at the south side of Building 1 and north side of Building 3.

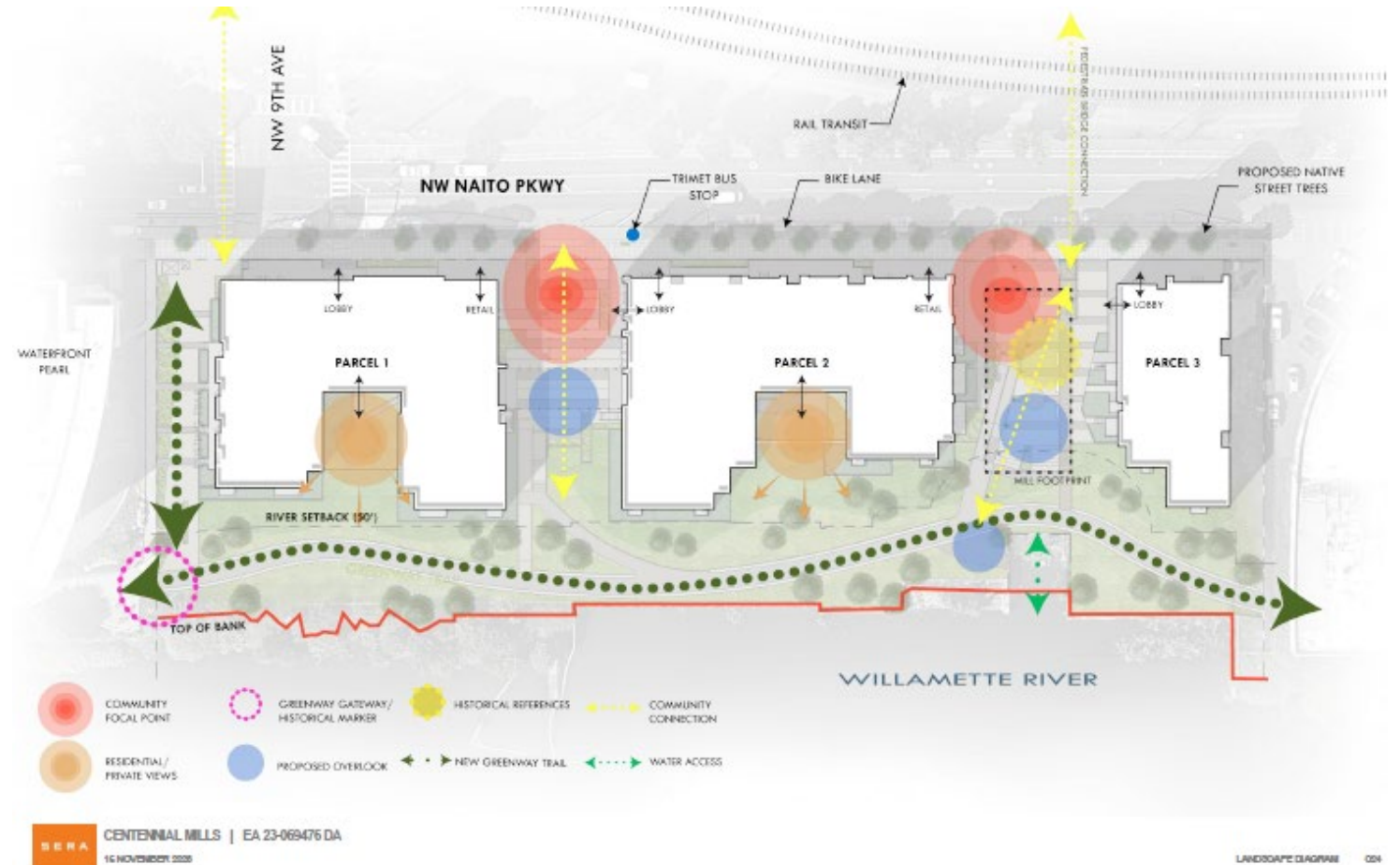
4. **Better reflect the site's industrial history** (A2, A5, A5-1, A5-1-1, A5-1-5, A6, B5-1, C2, C3, C4, C5)
 - Reuse of the water tower.
 - Building response to unique context.
 - Materials

5. **Better activate the open spaces** (A4, A5-3, A5-4, A7, A8, B1, B1-1, B2, B4, B5, B7, C6, C7, C9, C9-1, C10)
 - Active uses along NW Naito corners, at-grade retail spaces, and dock accessed lobbies at mid-block.
 - Spill out of retail uses to street and accessways.
 - Live/work ground floor units facing Naito.
 - Residential ground floor units - facing the open spaces.

PUBLIC REALM

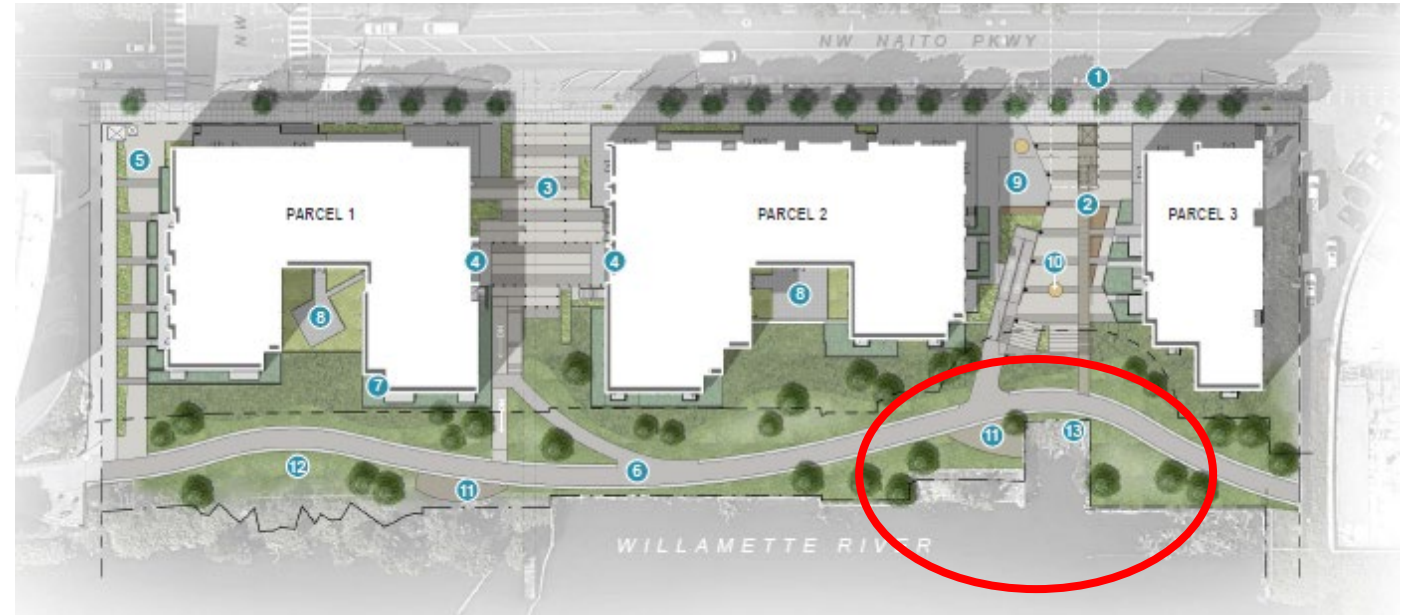
1. River: Response to the river through site and building designs:

- Public access to the river front.
- Opportunities for direct water access.
- Reestablishment of naturalized riverbank for habitat.
- Built response to the unique river location and view opportunities.



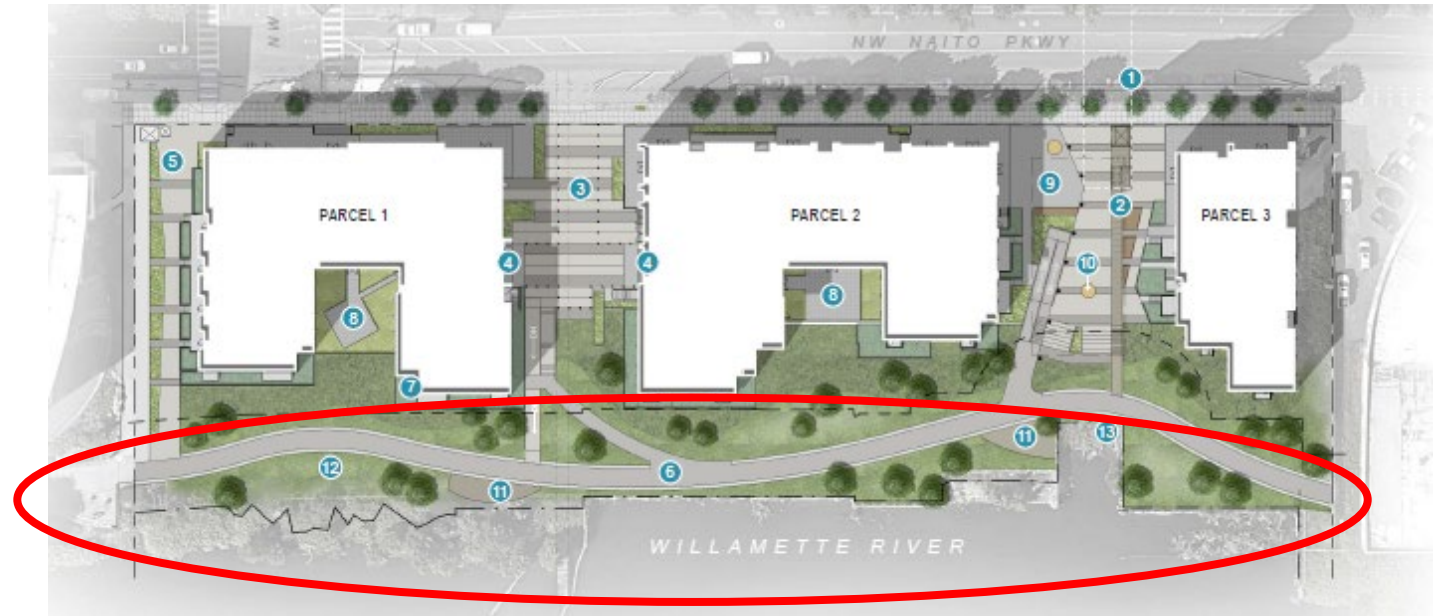
1. River: Response to the river through site and building designs:

- Public access to the river front.
- Opportunities for direct water access.
- Reestablishment of naturalized riverbank for habitat.
- Built response to the unique river location and view opportunities.



1. River: Response to the river through site and building designs:

- Public access to the river front.
- Opportunities for direct water access.
- Reestablishment of naturalized riverbank for habitat.
- Built response to the unique river location and view opportunities.



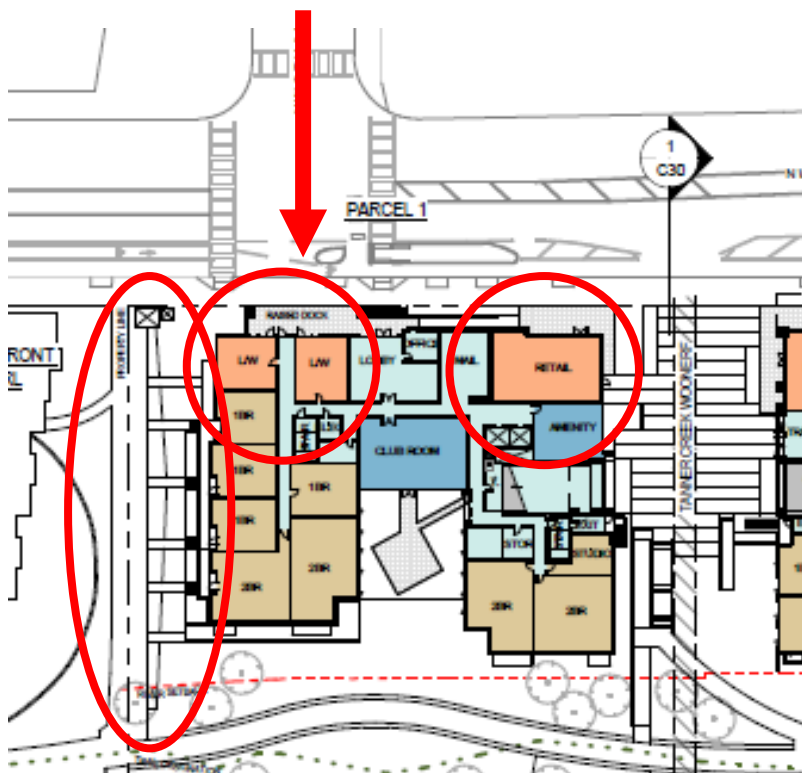
1. River: Response to the river through site and building designs:

- Public access to the river front.
- Opportunities for direct water access.
- Reestablishment of naturalized riverbank for habitat.
- Built response to the unique river location and view opportunities.



2. Connections. Create stronger connections to the surrounding neighborhood:

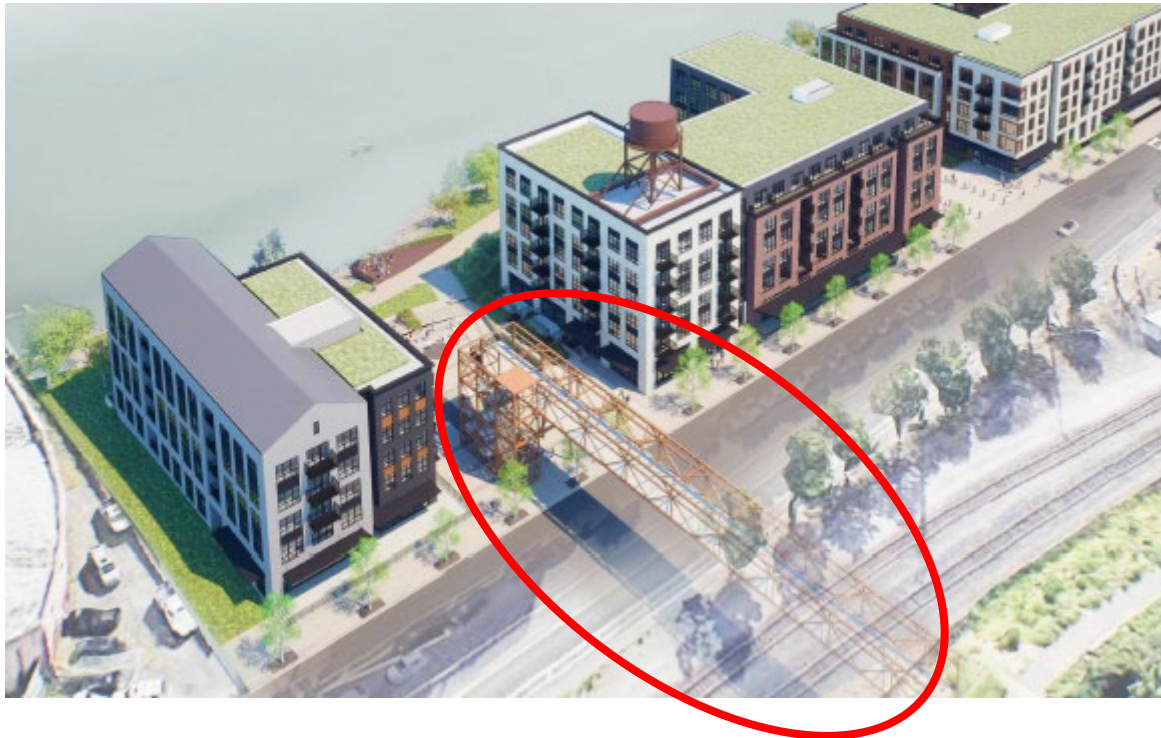
- Response to the NW 9th Avenue crossing of Naito.
- Accessibility of docks facing Naito.
- Accommodation of a landing for a future bridge from the Pearl.



EA 23-069476 DA, Exhibit H.4

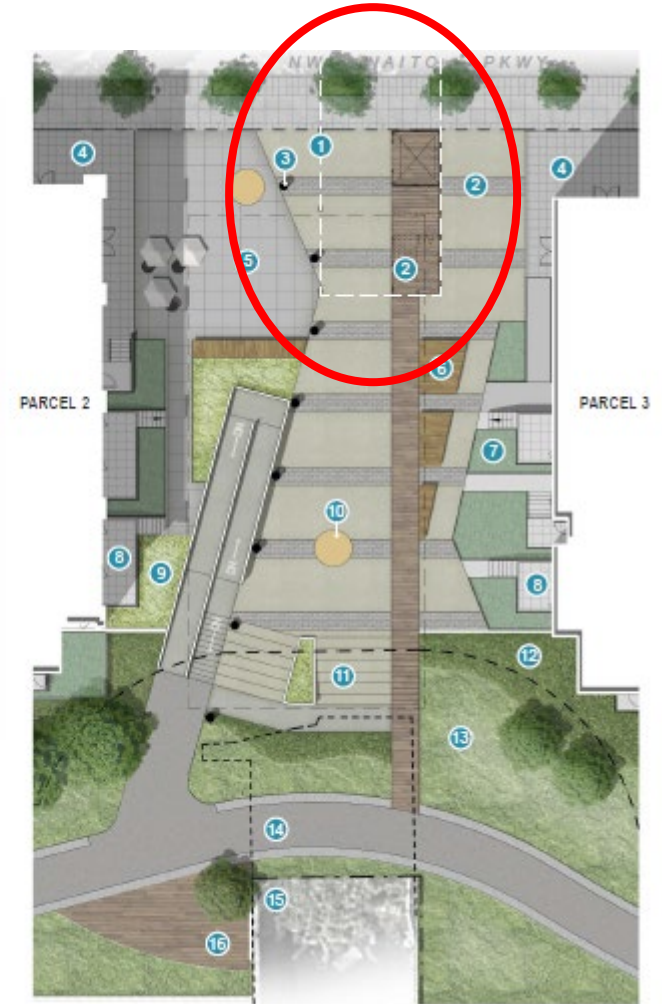
2. Connections. Create stronger connections to the surrounding neighborhood:

- Response to the NW 9th Avenue crossing of Naito.
- Accessibility of docks facing Naito.
- Accommodation of a landing for a future bridge from the Pearl.



- LEGEND**
- 1 PED CROSSING (OVERHEAD)
 - 2 STORY LINE BANDS
 - 3 STORY MARKER
 - 4 RETAIL ENTRY PAVING
 - 5 COMMUNITY PLAZA
 - 6 PLATFORM BENCH SEATING
 - 7 STORMWATER PLANTER
 - 8 PRIVATE TERRACES
 - 9 NATIVE PLANTING
 - 10 PUBLIC ART/LANDMARK
 - 11 STADIUM SEATING STAIRS
 - 12 RESTORATION PLANTING (BUFFER PLANT MATERIAL)
 - 13 RESTORATION PLANTING
 - 14 GREENWAY TRAIL
 - 15 RIVER ACCESS
 - 16 RIVER OVERLOOK

CENTENNIAL MILLS | EA 23-069476 DA
16 NOVEMBER 2025



3. Open spaces. Create more welcoming, public-oriented open spaces.

- Plaza – size and activation.
- Tanner Creek Woonerf - pedestrians and vehicles, size and activation.
- Response at the south side of Building 1 and north side of Building 3.



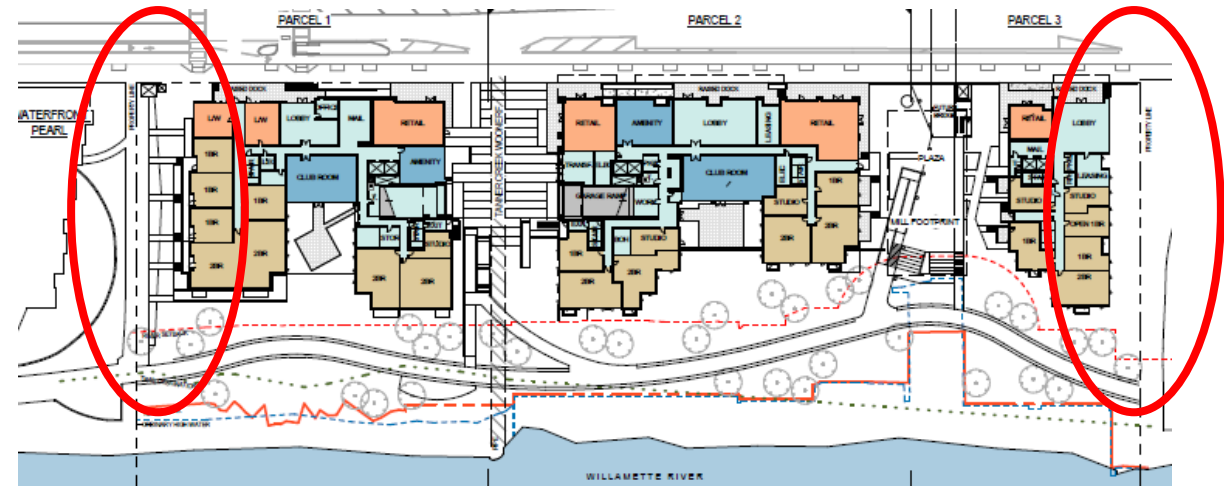
3. Open spaces. Create more welcoming, public-oriented open spaces.

- Plaza – size and activation.
- Tanner Creek Woonerf - pedestrians and vehicles, size and activation.
- Response at the south side of Building 1 and north side of Building 3.



3. Open spaces. Create more welcoming, public-oriented open spaces.

- Plaza – size and activation.
- Tanner Creek Woonerf - pedestrians and vehicles, size and activation.
- Response at the south side of Building 1 and north side of Building 3.





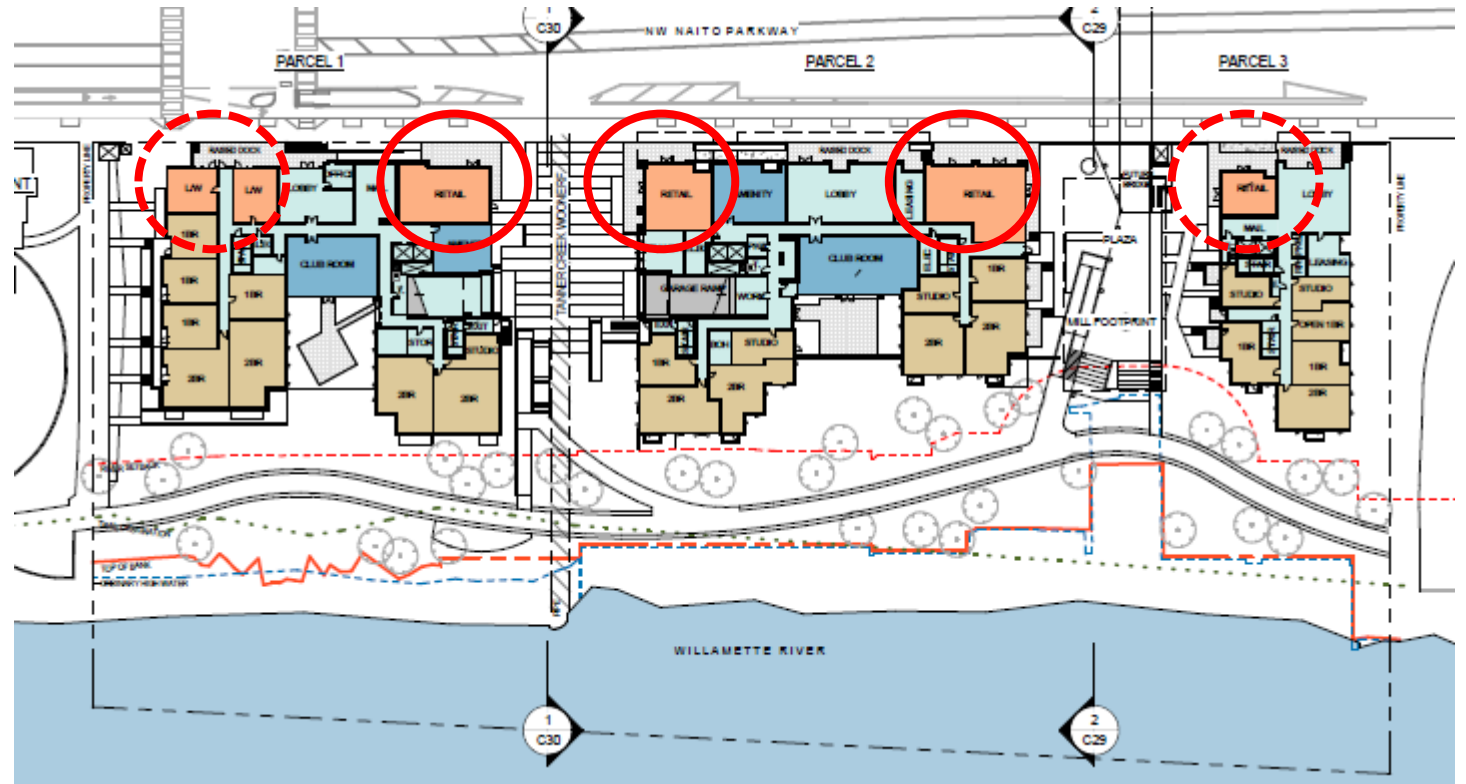
4. Industrial Identity. Reinforce the industrial identity more strongly in the buildings and the open space

- Reuse of the water tower.
- Building response to unique context.
- Materials



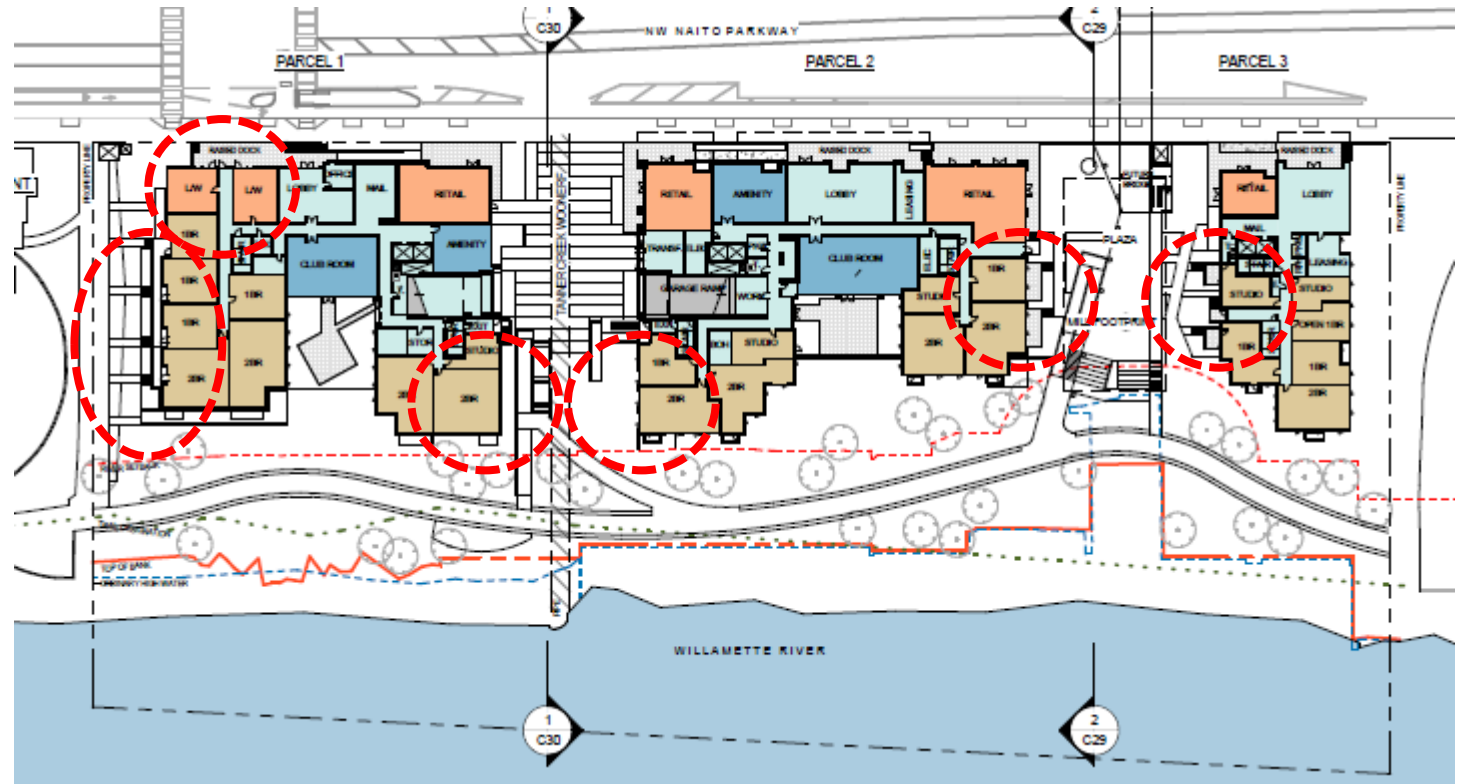
5. Open spaces

- Active uses added along NW Naito at the Plaza corners, at-grade retail spaces, and dock accessed lobbies at mid-block.
- Spill out of retail uses to street and accessways.
- Live/work ground floor units facing Naito.
- Residential ground floor units - facing the open spaces.



5. Open spaces

- Active uses added along NW Naito at the Plaza corners, at-grade retail spaces, and dock accessed lobbies at mid-block.
- Spill out of retail uses to street and accessways.
- Live/work ground floor units facing Naito.
- Residential ground floor units - facing the open spaces.



Public Comments

5 received since 1st DAR

General Support for publicly accessible open spaces, overall building massing, planning for future bridge and direct water access.

PDNA:

Support of Parcels 2 & 3 building design updates, plaza and woonerf updates,
Consider:

- More emphasis on Flour Mill massing, esp. from river.
- Parcel 1 more response to 9th.
- Creating focal points with art and artifacts to creating a vibrant public space especially given the bridge landing is likely many years away.

Staff Introduction

Applicant Presentation

Staff Discussion Topics

Public Comments

Commission Discussion

Staff Introduction

Applicant Presentation

Staff Discussion Topics

Public Comments

Commission Discussion

CONTEXT/ Q&P

- 1. Provide a stronger response to the river** (A1, A1-1, A2, A3-1, A5, A5-1, A5-1-1, A5-1-5, A9, C1, C1-1)
 - Public access to the river front.
 - Direct water access.
 - Re-establishment of naturalized riverbank for habitat.
 - Built response to the unique river location and view opportunities.

- 2. Create strong connections to the neighborhood** (A1, A1-1, A3, A3-1, A4, A9, B1, B1-1, C1-1)
 - Response to the NW 9th Avenue crossing of Naito.
 - Accessibility of docks facing Naito.
 - Accommodation of a landing for a future bridge from the Pearl.

- 3. Create more welcoming open spaces** (A2, A5, A5-1, A5-1-1, A5-1-5, A8, B2, B4, B5, C3-1, C4)
 - Plaza – size and activation.
 - Tanner Creek Woonerf - pedestrians and vehicles, size and activation.
 - Response at the south side of Building 1 and north side of Building 3.

- 4. Better reflect the site's industrial history** (A2, A5, A5-1, A5-1-1, A5-1-5, A6, B5-1, C2, C3, C4, C5)
 - Reuse of the water tower.
 - Building response to unique context.
 - Materials

- 5. Better activate the open spaces** (A4, A5-3, A5-4, A7, A8, B1, B1-1, B2, B4, B5, B7, C6, C7, C9, C9-1, C10)
 - Active uses along NW Naito corners, at-grade retail spaces, and dock accessed lobbies at mid-block.
 - Spill out of retail uses to street and accessways.
 - Live/work ground floor units facing Naito.
 - Residential ground floor units - facing the open spaces.

PUBLIC REALM

11-16-23 - DESIGN COMMISSION HEARING

Housing Regulatory Relief Code Project-Council Testimony Prep - **NO TESTIMONY**

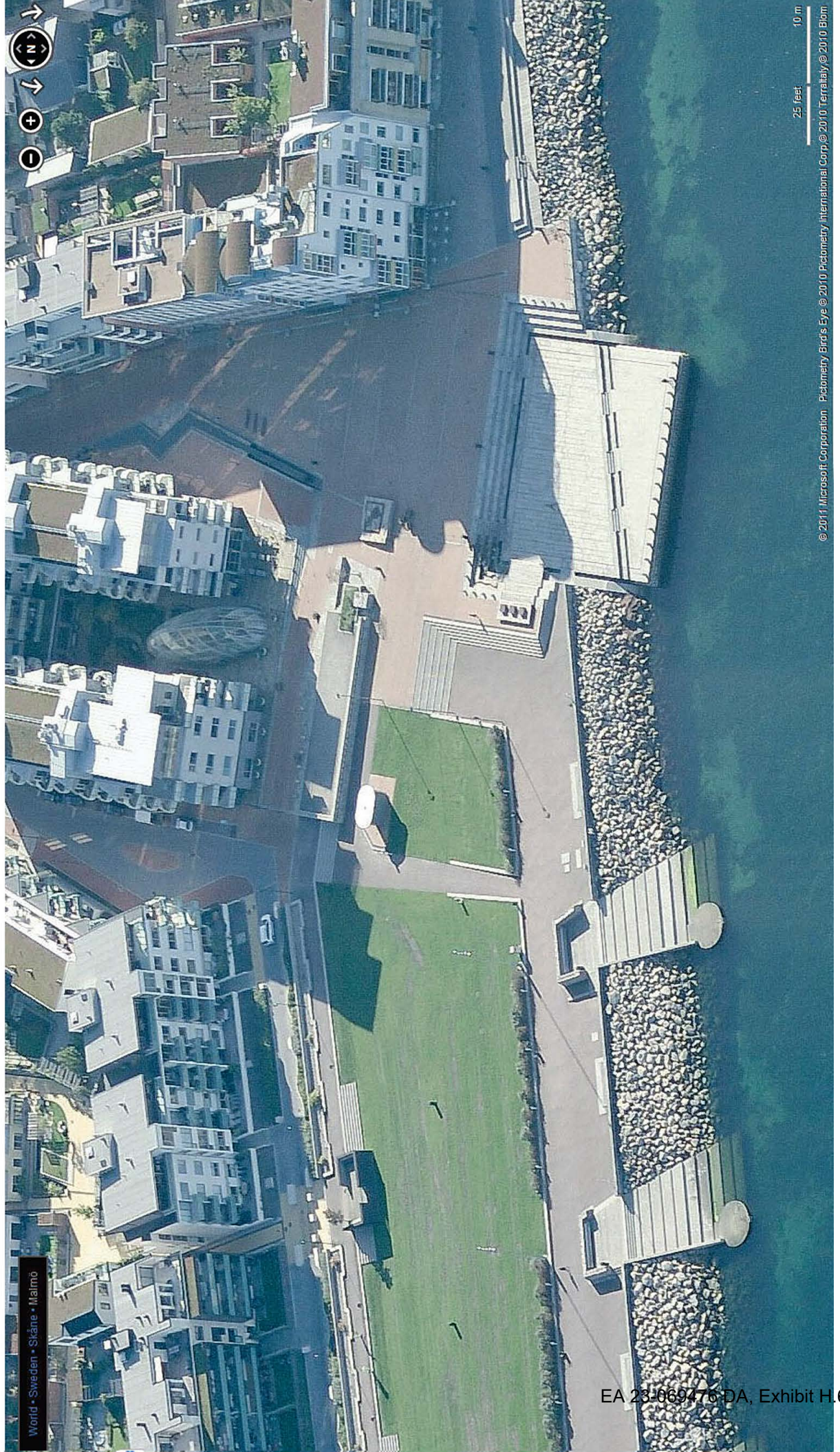
EA 23-069476 DA – Centennial mills

ATTENDEES - TESTIFIERS IN RED (subject to change)

FIRST NAME	LAST NAME	EMAIL	ADDRESS	ZIP	WOULD YOU LIKE TO TESTIFY	ARE YOU FOR OR AGAINST	TESTIFIED Y/N	
1	Timothy	Smith	kentontim@gmail.com	1075 NW Northrup St. #1416	97209-3686	YES	FOR	x
3	Glenn	Traeger	g.traeger@att.net	1133 NW 11th Ave	97209	YES	FOR	x
4	Richard	Buck	richardbuck@msn.com	1260 NW Naito PKWY Unit 207	97209	YES	N/A	x
5	Nickeia	Hunter	Nhunter@wscarpenters.org	1636 E Burnside St	97214	YES	N/A	x
6	Haley	Alves	Halves@wscarpenters.org	8430 n Princeton street unit A	97203	YES	N/A	x
7	Jonathan	Rodriguez	Jrodriguez@wscarpenters.org	1636 E Burnside st	97214	YES	N/A	declined
8	Heather	Mayther Perez	Hmayther@wscarpenters.org	1636 E Burnside Street	97230	YES	N/A	x
9	Jesus	Sauceda	Jsauceda@wscarpenters.org	1636 E Burnside	97214	YES	N/A	x
10	Javier	Santizo	Jsantizo@wscarpenters.org	1636 e burnside st Portland	97214	YES	N/A	x
11	BarBarbara	Gottschalk	gottschalkbg@aol.com	949 NW OVERTON	97209	YES	N/A	declined
12	Willie	Levenson	willie@humanaccessproject.com	707 SW Washington Street, Suite 1500	97212	YES	N/A	x
13	Tino	Juarez	sjuarez@swmscarpenters.org	1636 E Burnside St	97214	YES	FOR	x
14	David	Dysert	david.dysert@gmail.com	323 NW 13th Avenue	97209	YES	N/A	x
15	Karen	Babbitt	wcgarden@gmail.com	1310 NW. Naito Pkwy #200	97209	NO	N/A	x
	Joshua	Lucas	Jlucas@wscarpenters.org	1636 east Burnside	97214	YES	N/A	no show until after testimony
	Ruth	Sorensen	ruthsorensen@att.net	1310 NW Naito Pkwy, #507	97209	NO	N/A	
	Bob	Shotland	BShotland@aol.com	1260 NW Naito Pkwy. Unit 1002	97209	NO	N/A	
	sergio	zepeda	szepeda@zvacorp.com	1150 NW Quimby street	97209	NO	N/A	
	Rebecca	Rooks	rebecca.rooks@ampf.com	1310 NW Naito Pkwy Unit 201	97209	NO	N/A	
	Kaori	Gesinger	khgesinger@gmail.com	1310 NW Naito Parkway, unit 310	97209	NO	N/A	
	marilyn	mitton	marilynmitton@nvcbell.net	1260 nw naito parkway/unit 801	97209	NO	N/A	
	Doug	Bean	dougb@dougbbean.com	PO Box 2519	97208	NO	N/A	
	Sharon	Miller	sleemill@aol.com	1310 NW Naito Pkwy #203	97209	NO	N/A	
	Randy	Kum	randykum@yahoo.com	1150 NW Quimby St	97209	NO	N/A	
	Chris	Bavasi	cjbavasi@onhir.gov	1260 NW Naito Parkway #703	97209	NO	N/A	
	Karen	Babbitt	wcgarden@gmail.com	1310 NW. Naito Pkwy #200	97209	NO	N/A	
	Timothy	Fabiniak	timothy.fabiniak@gmail.com	1310 NW Naito Pkwy 1005A	97209	NO	N/A	
	Roger	Herndon	rogerherndon@gmail.com	1255 NW 9th Ave, Apt 312	97209	NO	N/A	
	Jason	Naiman	jasonn.gjcd@comcast.net	3030 SE Pine ST,	97214	NO	N/A	
	Travis	Dang	travisd@seradesign.com	600 SW 10th Avenue, Suite 500	97205	NO	N/A	
	Natalie	Albright	Natalea@seradesign.com	600 SW 10th Avenue	97205	NO	N/A	
	Alex	Jensen	ajensen@djcoregon.com	926 SE Linn St.	97202	N/A	N/A	
	David	Kohler	daktrain99@gmail.com	1310 NW Naito Pkwy, Unit 906	97209	NO	N/A	
	Doug	Etzel	douglasetzal@gmail.com	1310 NW Naito Parkway Unit 1002	97209	NO	N/A	
	Erica	Hughes	erica@hughes-family.org	1260 NW Naito Parkway #1001	97209	NO	N/A	
	Paul	Douglas	pdouglas@towson.edu	1150 nw Quimby st #904	97209	NO	N/A	
	Judy	Douglas	judydouglas@verizon.net	1150 NW Quimby St	97209	NO	N/A	
	john	smith	johns@serapdx.com	600 sw 10	97205	NO	N/A	
	Suz	Hahn	jsrihahn@gmail.com	1310 NW Naito Pkwy #1007	97209	NO	N/A	







25 feet
10 m

