



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

FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, Commissioner
Paul L. Scarlett, Director
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www.portlandoregon.gov/bds

Date: June 19, 2012
To: Interested Person
From: Chris Caruso, Land Use Services
503-823-5747 / Chris.Caruso@portlandoregon.gov

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

CASE FILE: LU 12-112033 DZM – The Parker Apartments
PC # 11-185359
REVIEW BY: Design Commission
WHEN: Thursday, July 12, 2012 at 1:30 PM
WHERE: 1900 SW Fourth Ave., Room 2500A
Portland, OR 97201

Development has been proposed in your neighborhood requiring a land use review. The proposal, review process, and information on how to respond to this notice are described below. A copy of the site plan and zoning map are attached. I am the staff person handling the case. Please call me if you have questions regarding this proposal. Please contact the applicant if you have questions regarding any future development on the site.

Applicant: Phillip Chubb/FFA Architecture (503-327-0370)
520 SW Yamhill , Suite 900/Portland, OR 97204

Owners: Evergreen Galway LLC
1399 Franklin Blvd, 3rd Floor/Eugene, OR 97403

Astor Pacific LLC
1500 NW 18th Ave/Portland, OR 97209

Site Address: 1415 NW 12TH AVE

Legal Description: LOT 1-8 BLOCK 240, COUCHS ADD
Tax Account No.: R180221780
State ID No.: 1N1E33AA 00100
Quarter Section: 2928
Neighborhood: Pearl District, contact Patricia Gardner at 503-228-3273.
Business District: Pearl District Business Association, contact Adele Nofield at 503-223-0070.
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
Plan District: Central City - River District
Zoning: EXd, Central Employment with design overlay
Case Type: DZM, Design Review with Modifications
Procedure: Type III, with a public hearing before the Design Commission. The decision of the Design Commission can be appealed to City Council.

Proposal:

The applicant seeks design review approval for a six story, 75 foot tall apartment building in the River District subdistrict of the Central City Plan District. The building will be 203,000 GSF with 177 apartments and one level of below-grade parking for 164 vehicles that also contains multi-vehicle parking machines. The building is U-shaped with a central landscaped courtyard and faux loading dock facing NW 13th Avenue. Access to the underground parking and truck loading areas will also be off of NW 13th Avenue. The proposed building is finished with a combination of brick and cement board panels, with vinyl windows, metal canopies, integrated vents and louvers, decorative precast concrete and glass tile elements, metal fencing, and various courtyard furnishings. The site falls within the City of Portland's Title 24 flood hazard map. One Modification is being requested to reduce the area of required ground floor windows on all sides of the building due to the flood hazard requirements, and one modification is being requested to allow wider oriel windows at the larger projecting bays.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the criteria of Title 33. The relevant criteria are:

- 33.825 Design Review
- 33.825.040 Modifications
- River District Design Guidelines
- Central City Fundamental Design Guidelines

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal or complete within 180 days. This application was submitted on February 10, 2012 and determined to be complete on **May 22, 2012**.

DECISION MAKING PROCESS

The Bureau of Development Services will be making a recommendation on this proposal; our report and recommendation will be available 10 days before the hearing. The Staff report will be posted on the Bureau of Development Services website. Look at www.portlandonline.com. On the left side of the page use the search box to find Development Services, then click on the Zoning/Land Use section select Notices and Hearings. Land use review notices are listed by the District Coalition shown at the beginning of this document. The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at <http://www.portlandonline.com/auditor/index.cfm?c=28197>.

The neighborhood association, listed on the first page of this notice, may take a position on this application and may have scheduled an open meeting prior to making their recommendation to the Bureau of Development Services. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting.

To comment, you may write to the Bureau of Development Services, 1900 SW Fourth Ave., Suite 5000 or FAX your comments to 503-823-5630; or you may testify at the hearing. In your comments, you should address the approval criteria. Please refer to the file number when seeking information or submitting testimony. Written comments must be received by the end of the hearing. The applicant and Planning staff will be at the hearing to answer questions and respond to comments. The general order of appearance for oral testimony at the hearing is as follows: Bureau of Development Services staff report, applicant testimony, testimony of interested parties who wish to ask questions or testify, staff response and closing comments, and applicant's closing comments. Design Commission will make a decision about this proposal at the hearing or will grant a continuance.

The applicant and proponents have the burden of proof to show that each and every element of the approval criteria are satisfied. In order to prevail, the opponents must persuade the Design Commission to find that the applicant has not carried the burden of proof with regard to one or more of the approval criteria. The opponents may also explain to the Design Commission how or why the facts asserted by the applicant are not supported by evidence in the record. Opponents may wish to recommend conditions of approval which will make the proposal more acceptable, if approved.

Prior to the conclusion of the hearing before the Design Commission, any participant may request an opportunity to present additional evidence or testimony regarding the application. If such a request is made, the record will be held open for seven days to receive the new evidence and the record shall be held open for at least an additional seven days to provide the other parties an opportunity to respond to that new evidence.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be extended at the request of the applicant.

APPEAL PROCESS

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

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

Failure to raise an issue in person or in writing by the close of the record at or following the final evidentiary hearing on this case may preclude an appeal to LUBA on that issue. Also, if you do not provide enough detailed information to the Design Commission, they may not be able to respond to the issue you are trying to raise. In such a situation an appeal to LUBA based on that issue may not be allowed.

HEARING CANCELLATION

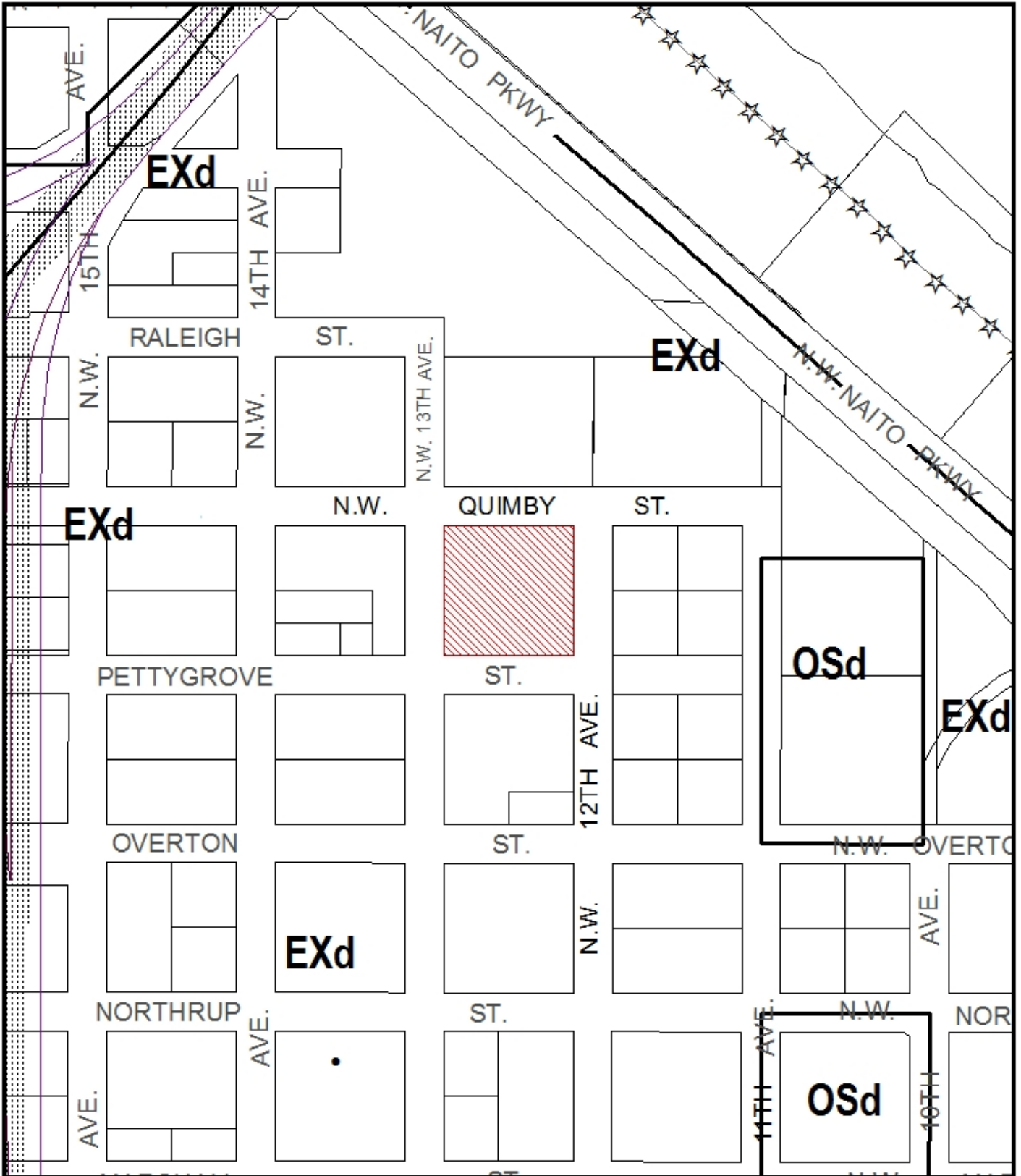
This public hearing will be cancelled if Portland Public Schools close due to inclement weather or other similar emergency. Check local television and radio reports for school closures. The hearing will be rescheduled for the earliest possible date. A renotification notice will not be sent. Please call the Bureau of Development Services at 503-823-7617, for information regarding cancellations or rescheduling.

To attend the hearing, public transportation is available. Tri-Met buses stop near the BDS building at SW Fifth or Sixth Ave. at SW Hall St. and SW Harrison St. Call Tri-Met at 503-238-7433 (or www.trimet.org/schedule/allroute.htm) for routes and times. Hourly rated public parking is available a half block south of the building on Fourth Ave.

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

Enclosures:

Zoning Map
Site Plan
Elevations



ZONING

 Site



NORTH

This site lies within the:
CENTRAL CITY PLAN DISTRICT

File No. LU 12-112033 DZM
 1/4 Section 2928
 Scale 1 inch = 200 feet
 State_Id 1N1E33AA 100
 Exhibit B (Feb 14, 2012)

ZONING SUMMARY

TITLE 33 - PORTLAND ZONING CODE

EX

CORNIA, CT - HOOR DISTRICT, NORTH PARK, SEABOARD
 TYPE B, EXPOSED OVERLAY
 10-11000 SQ. FT. FLOOR AREA
 100 FEET, ALLOWABLE
 75 FEET MAX. WITH 20 FEET OF NW CORNER
 NO MINIMUM RETEIL, 17 SPACES PER DWELLING UNIT MAXIMUM
 LONG TERM - 10 PER 20 UNITS - (1) REQUIRED
 SHORT TERM - 10 PER 20 UNITS - (1) REQUIRED
 TOTAL LONG TERM SPACES - 17
 TOTAL SHORT TERM SPACES - 17
 STANDARD A (1) 35 FT. LONG, 10 FT. WIDE, 10 FT. CLEARANCE.

PLAN INFORMATION:
 PLAN NO. (13110.205)
 DATE (13110.205)
 SHEET (13110.205)
 SPECIAL NOTES (13110.205):
 SPECIAL PARKING (13110.205):
 BICYCLE PARKING (13110.205):
 TOTAL BICYCLE PARKING (13110.205):

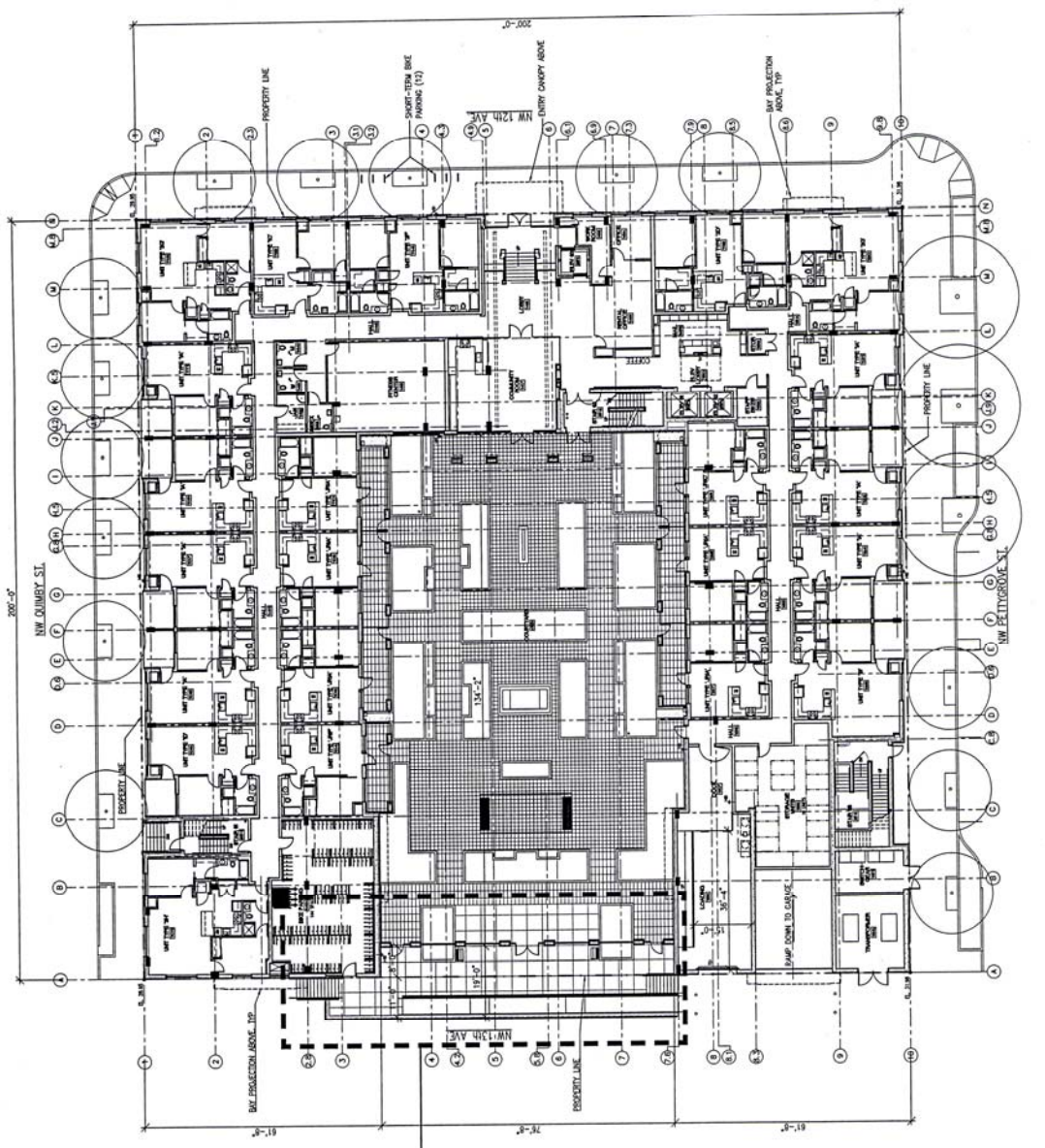
PROJECT AREAS, UNIT, PARKING, AND LOADING SUMMARY

SITE AREA: 14,000 SQ. FT. 41.1 ACRES
PLS. (EXCLUDES BOUNDARY): 41.1
NET AREA: 28,800 SQ. FT. 177 UNITS
FIRST FLOOR AREA: 28,800 SQ. FT. 160 (NET INCL.)
SECOND FLOOR AREA: 27,224 SQ. FT. 250 UNITS
THIRD FLOOR AREA: 27,224 SQ. FT. 250 UNITS
FOURTH FLOOR AREA: 27,224 SQ. FT. 250 UNITS
SOUTH FLOOR AREA: 27,224 SQ. FT. 250 UNITS
TOTAL BUILDING FLOOR AREA: 28,800 SQ. FT.
TOTAL BUILDING FLOOR AREA: 28,800 SQ. FT.

DWELLING UNIT TABULATION

UNIT TYPE	MAX SF	MIN SF	MARKET CROSS SF	THOUS. SF	FLOORS	# OF UNITS	UNIT TYPE	TOTAL
1A	450	350	400	15000	2	4	1	4
1B	450	350	400	15000	2	4	1	4
1C	450	350	400	15000	2	4	1	4
1D	450	350	400	15000	2	4	1	4
1E	450	350	400	15000	2	4	1	4
1F	450	350	400	15000	2	4	1	4
1G	450	350	400	15000	2	4	1	4
1H	450	350	400	15000	2	4	1	4
1I	450	350	400	15000	2	4	1	4
1J	450	350	400	15000	2	4	1	4
1K	450	350	400	15000	2	4	1	4
1L	450	350	400	15000	2	4	1	4
1M	450	350	400	15000	2	4	1	4
1N	450	350	400	15000	2	4	1	4
1O	450	350	400	15000	2	4	1	4
1P	450	350	400	15000	2	4	1	4
1Q	450	350	400	15000	2	4	1	4
1R	450	350	400	15000	2	4	1	4
1S	450	350	400	15000	2	4	1	4
1T	450	350	400	15000	2	4	1	4
1U	450	350	400	15000	2	4	1	4
1V	450	350	400	15000	2	4	1	4
1W	450	350	400	15000	2	4	1	4
1X	450	350	400	15000	2	4	1	4
1Y	450	350	400	15000	2	4	1	4
1Z	450	350	400	15000	2	4	1	4
TOTAL						177		177

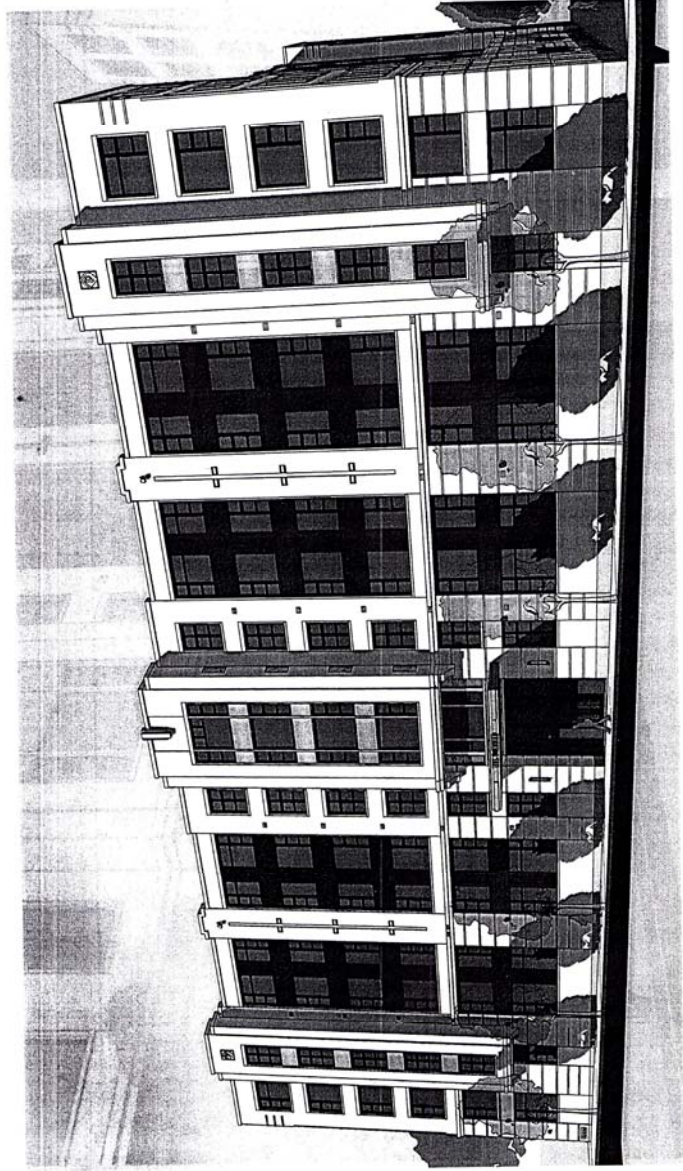
Total Parking Spaces: 155



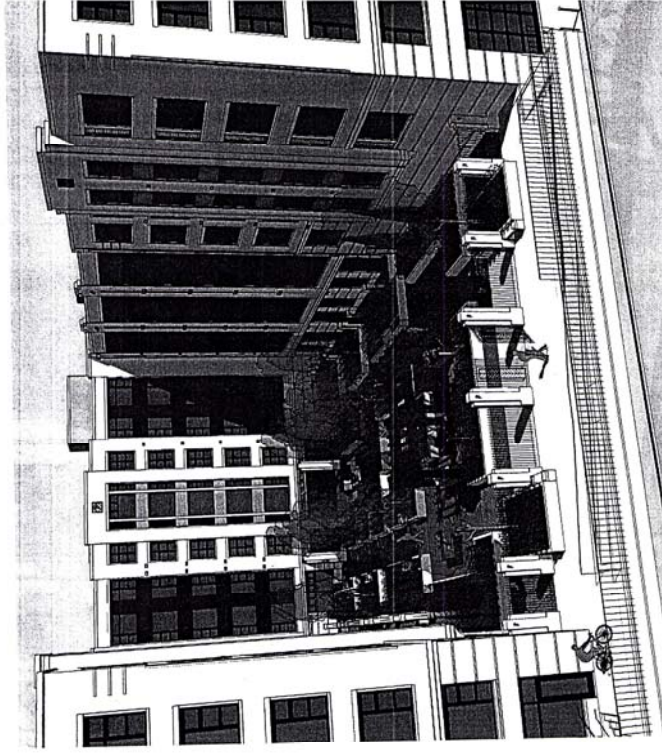
SCALE: 1" = 30'-0"

Site / Ground Floor Plan





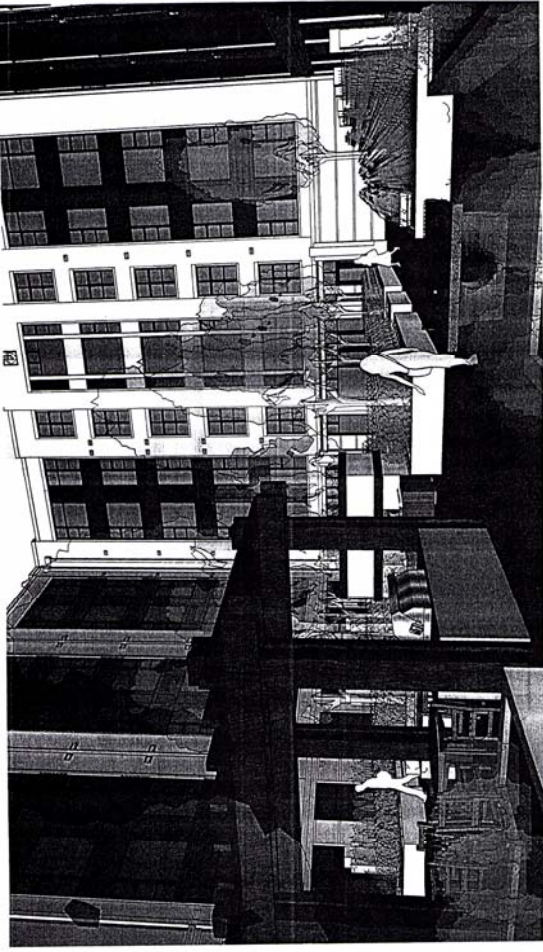
NW 12th and Quimby



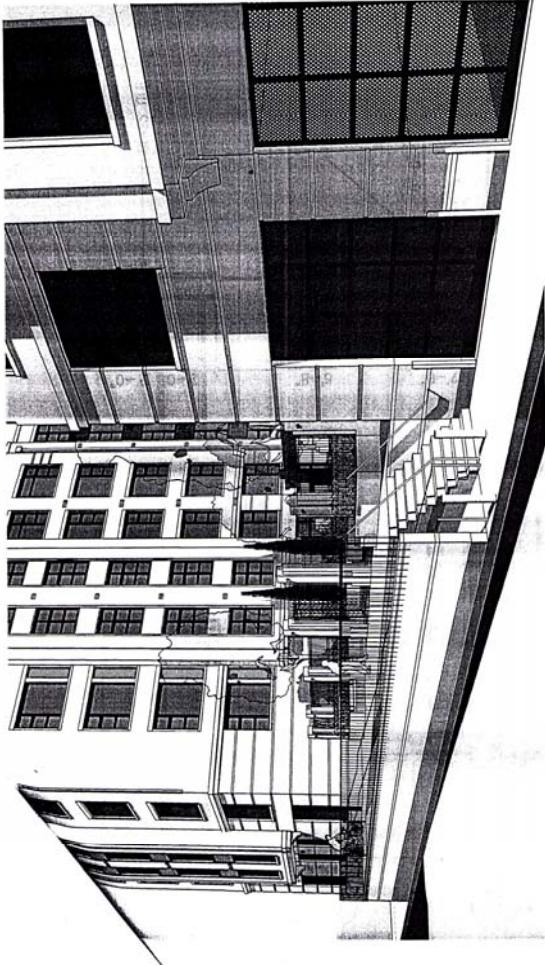
Courtyard on NW 13th Ave.

The Parker Apartments
May 15, 2012

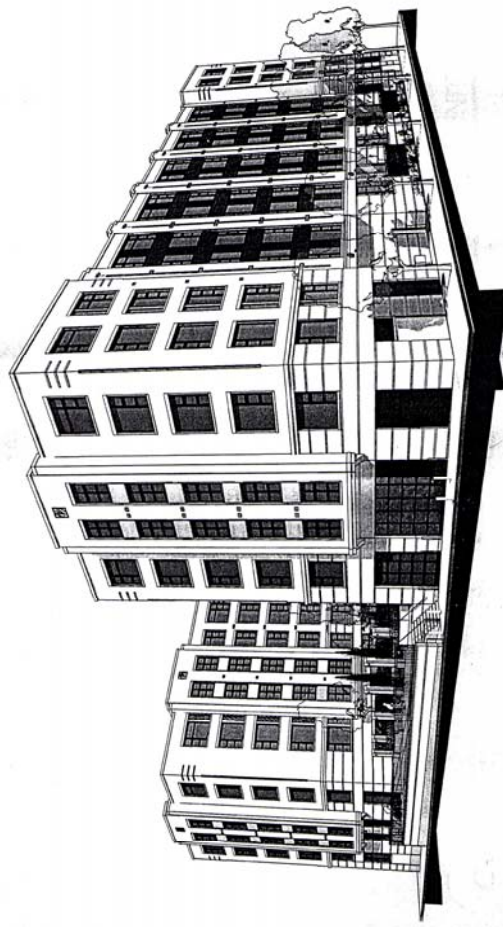
Exterior Views



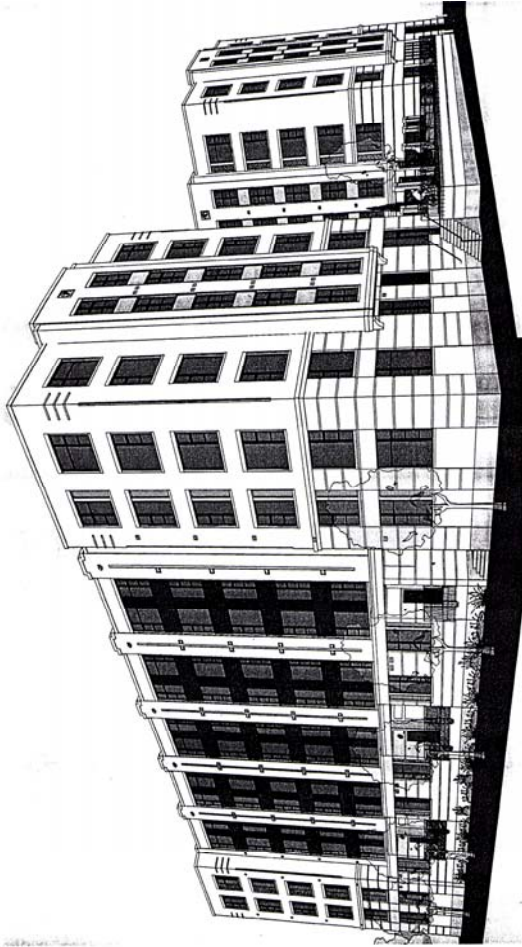
Courtyard Interior



Loading Dock on NW 13th Avenue



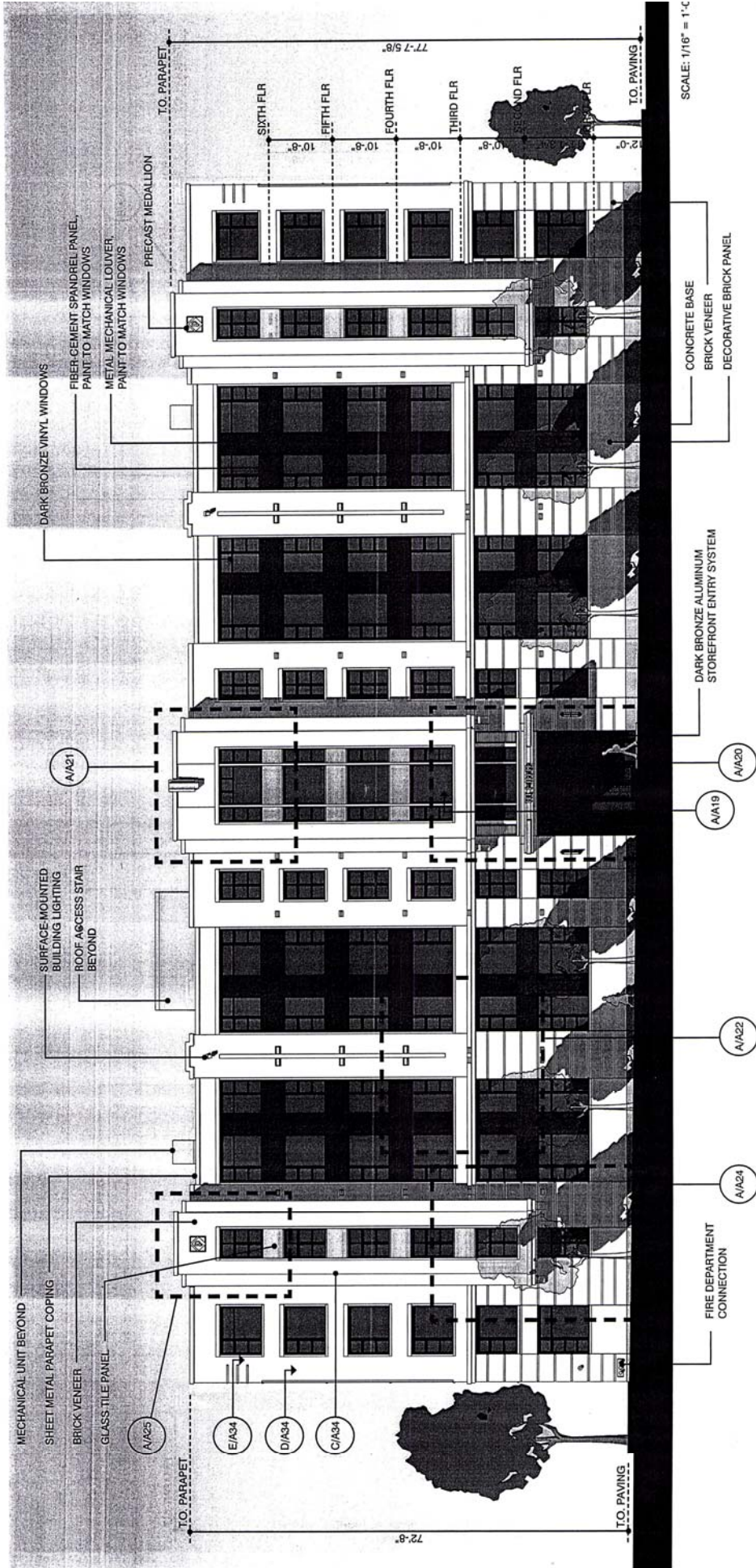
NW 13th and Pettygrove



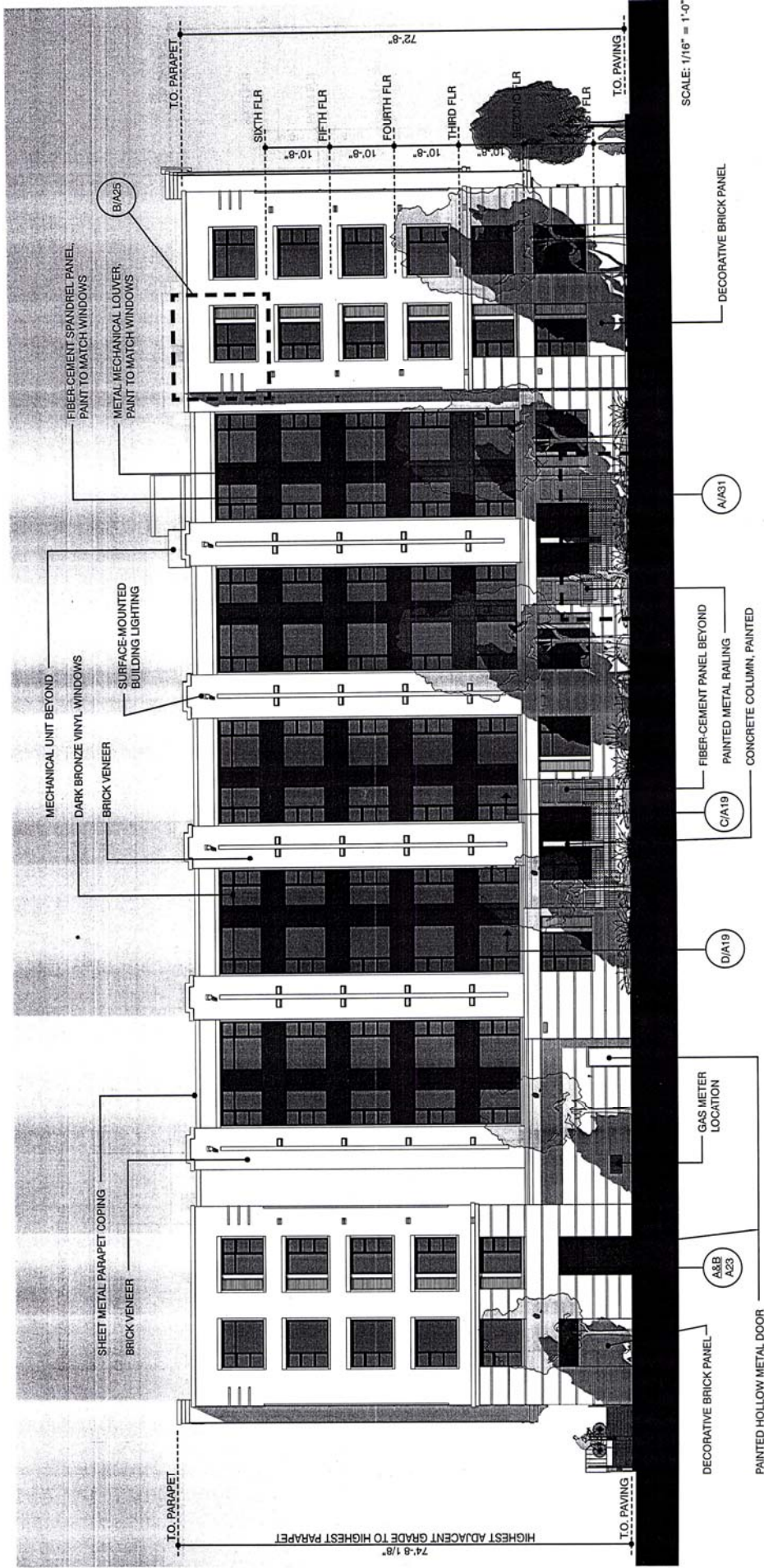
NW 13th and Quimby

Exterior Views

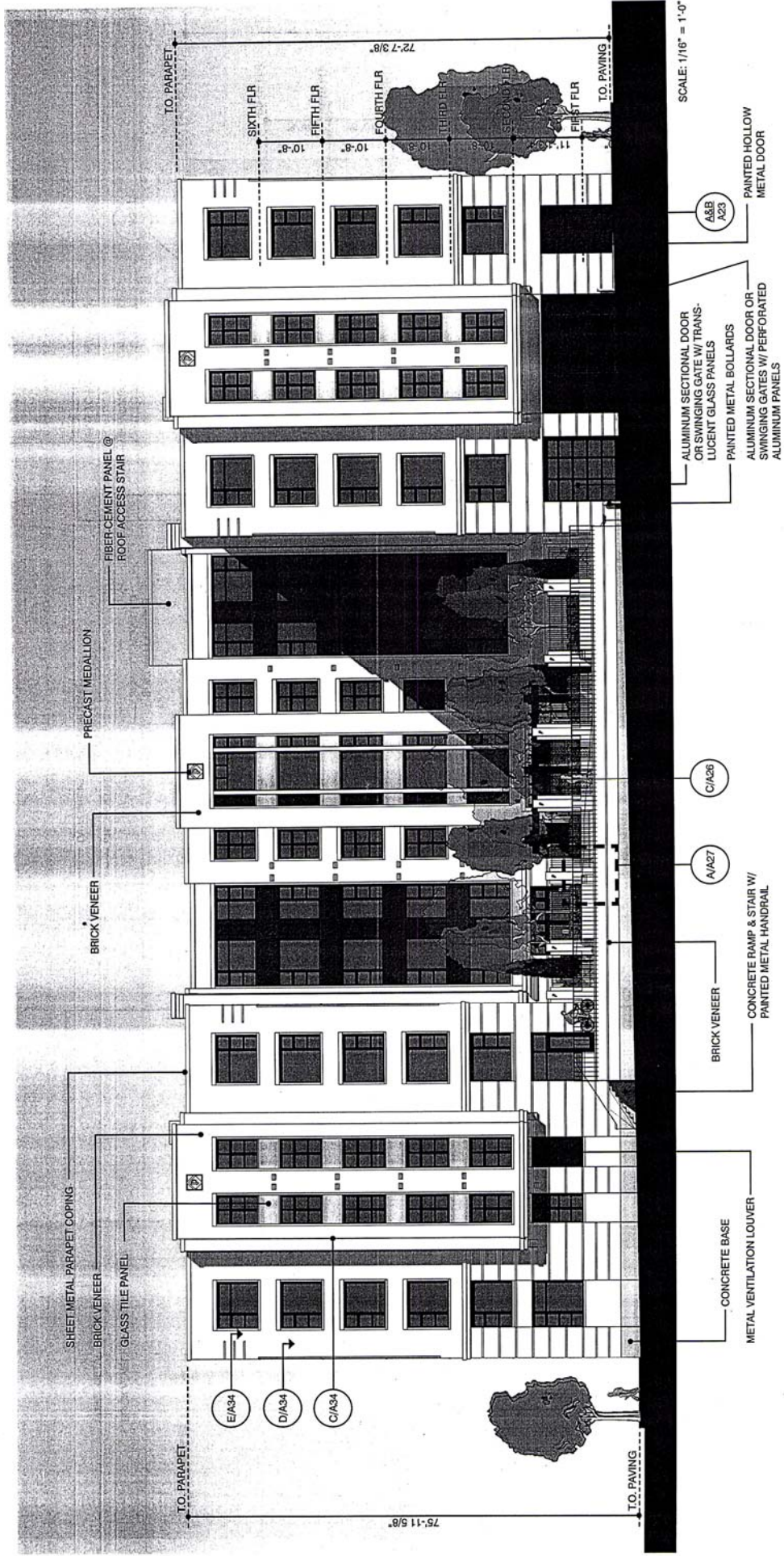
The Parker Apartments
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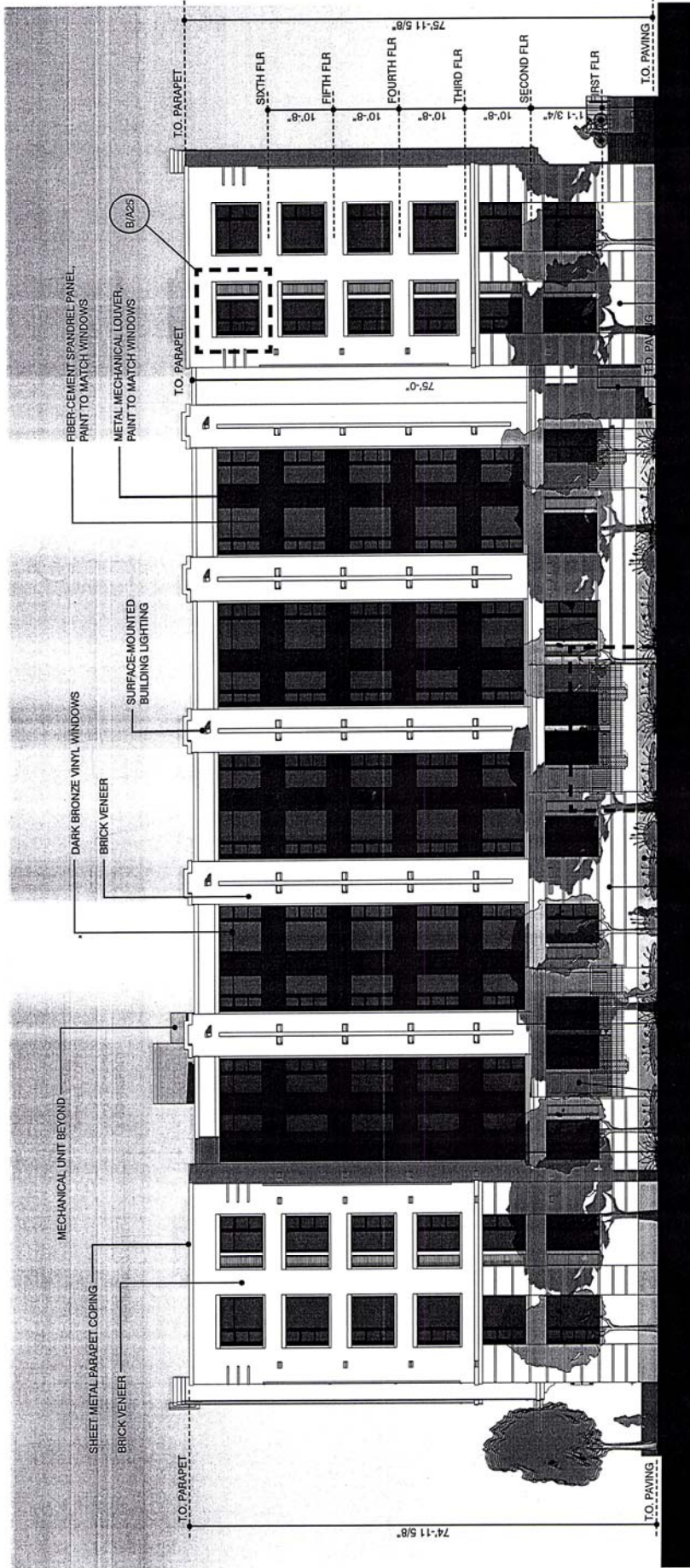
East Elevation - NW 12th Ave.



South Elevation - NW Pettygrove St.



West Elevation - NW 13th Ave.

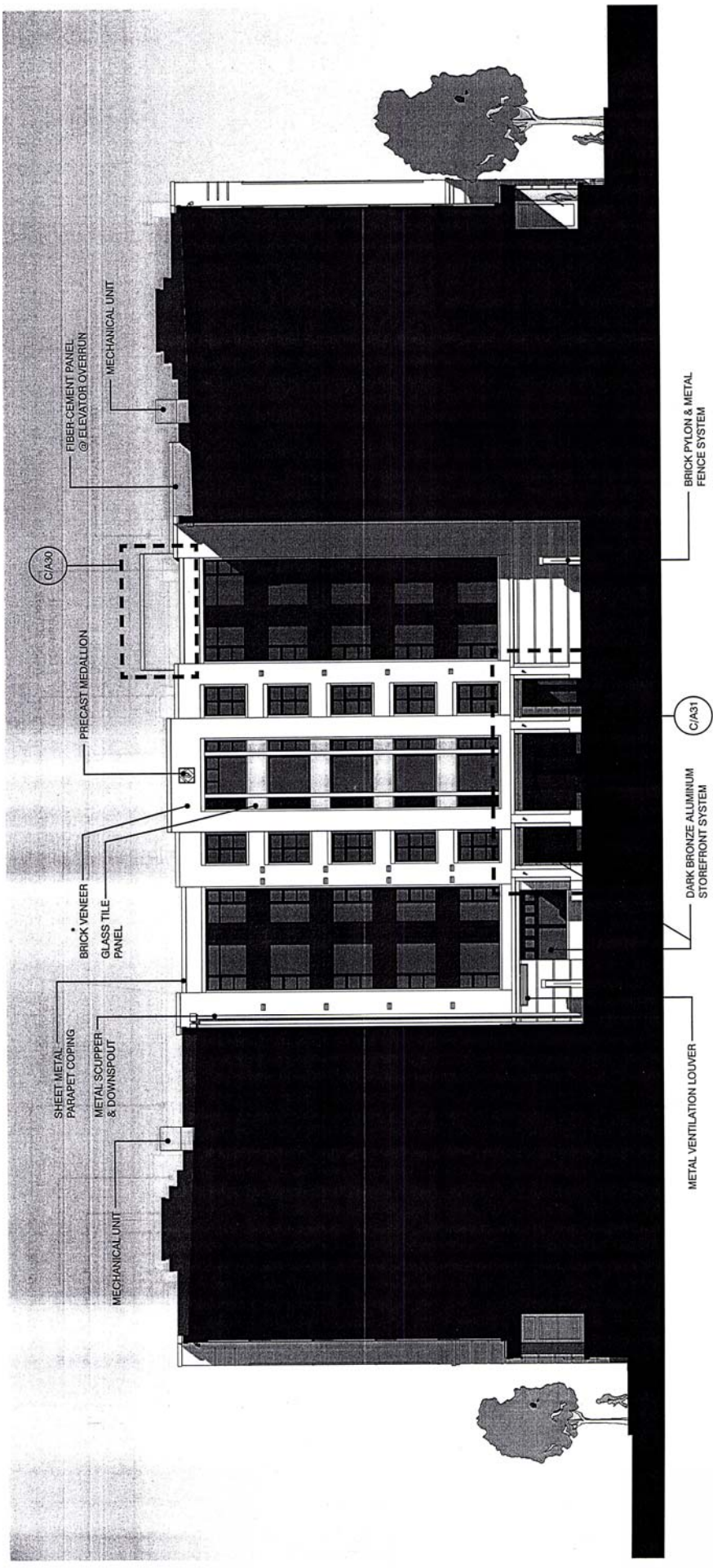


SCALE: 1/16" = 1'-0"

FFA A10
 Architecture
 + Interiors

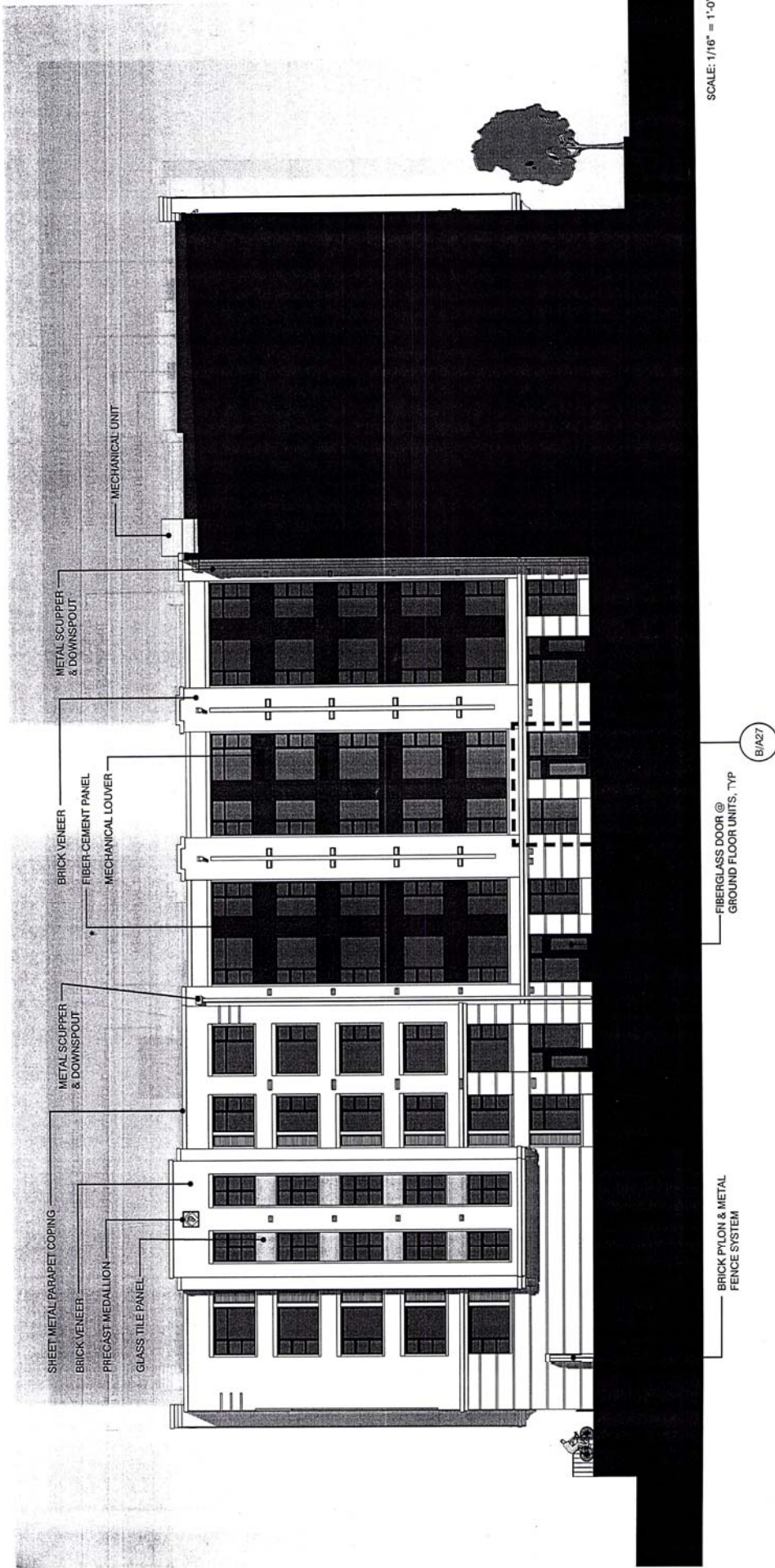
North Elevation - NW Quimby Ave.

The Parker Apartments
 May 15, 2012



The Parker Apartments
 May 15, 2012

Courtyard Section Looking East



The Parker Apartments
 May 15, 2012

Courtyard Section Looking North