



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

Dan Saltzman, Commissioner  
Paul L. Scarlett, Director  
Phone: (503) 823-7300  
Fax: (503) 823-5630  
TTY: (503) 823-6868  
[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** August 30, 2012  
**To:** Interested Person  
**From:** Kara Fioravanti, Land Use Review, 503-823-5892

**NOTICE OF A PUBLIC MEETING FOR POTENTIAL FUTURE DEVELOPMENT IN YOUR NEIGHBORHOOD**

**FILE:** EA 12-174592 DA, DESIGN ADVICE REQUEST  
300 NE MULTNOMAH AVENUE  
**REVIEW BY:** Design Commission  
**WHEN:** Thursday, September 20, 2012 at 1:30 pm  
**WHERE:** 1900 SW Fourth Ave, Ste. 2500A Portland, OR 97201

A Design Advice Request has been submitted by the applicants listed below regarding potential future development in your neighborhood. The proposal, process, and information on how to respond to this notice are described below. A copy of the site plan, building elevations and zoning map are attached. I am the staff person handling the Design Advice Request. Please call me if you have questions regarding this process. Please contact the applicant if you have questions regarding any future development on the site.

**Applicants:** Kali Bader, Rembold Companies – Developer & Future Owner  
1022 SW Salmon Street, Suite 450 / Portland OR 97205  
  
Starterra LLC – Current Owner  
610 SW Alder Street #1221 / Portland, OR 97205  
  
Vincent Powell – Adjacent Owner  
226 NE Grand Avenue / Portland, OR 97232  
  
City of Portland, Portland Development Commission – Adjacent Owner  
222 NW 5<sup>th</sup> Avenue / Portland, OR 97209-3812

**Representative:** Dustin White, GBD Architects  
1120 NW Couch Street, Suite 300 / Portland, OR 97209

**Site Address:** 300 NE MULTNOMAH AVENUE  
**Legal Description:** BLOCK 47 INC PT VAC STS LOT 1 INC PT VAC ST LOT 2-4, HOLLADAYS ADD; BLOCK 47 LOT 7 EXC PT IN ST, HOLLADAYS ADD; BLOCK 47 INC PT VAC ST LOT 8 EXC PT IN ST, HOLLADAYS ADD; BLOCK 48 INC PT VAC ST-E 65' OF LOT 7, HOLLADAYS ADD; BLOCK 48 INC PT VAC STS-E 65' OF LOT 8, HOLLADAYS ADD; BLOCK 64 TL 2202, HOLLADAYS ADD; BLOCK 65 LOT 1-4 TL 2400, HOLLADAYS ADD

**Tax Account No.:** R396200740, R396200810, R396200820, R396200930, R396200940, R396202200, R396202260

**State ID No.:** 1N1E34AA 03000, 1N1E34AA 02700, 1N1E34AA 02600, 1N1E34AA 03200, 1N1E34AA 03100, 1N1E34AA 02202, 1N1E34AA 02400

**Quarter Section:** 2930  
**Neighborhood:** Lloyd District Community, contact Lisa Faust at 503-350-1205.  
**Business District:** Lloyd District Community Association, Gary Warren at 503-905-3318.  
**Plan District:** Central City - Lloyd District  
**Zoning:** CXd, Central Commercial with design overlay  
**Case Type:** DA, Design Advice Request  
**Procedure:** A public meeting with the Design Commission to provide informal, advisory response for the applicants/owners to consider in preparation of a potential future land use review application.

**Proposal:**

The applicant seeks design advice on the first phase of a multi-phased redevelopment project at the block bound by NE Holladay Street to the south, NE MLK Jr. Blvd. to the east, NE Multnomah Street to the north, and NW 2<sup>nd</sup> Avenue to the west. The subject site is currently being divided into 3 parcels: Blocks “A”, “B” and “C”. Block “A” is the first to be developed.

As part of the development of Block “A”, NE Hassalo and NE 3<sup>rd</sup> – to be developed as private drives with walkways – will be reestablished and realigned. Block “A” will include a 6-story building with 1 level of underground parking. The first floor will include the residential lobby, retail and the parking/loading entries off of NE Multnomah Street. The 5 floors above will include approximately 179 residential apartments. Total parking spaces will be approximately 105, with 16 located at ground level.

**Anticipated Modifications to Zoning Code Development Standards:**

- **Ground Floor Windows**, 33.130.230: The north elevation may not include qualifying window features for 50% of the building wall length and 25% of the ground level building wall area.
- **Superblock**, 33.293: At least one public plaza or public atrium must be provided within the superblock equal to 5% of the total area of the superblock. Because this superblock contains multiple ownerships and only one ownership is being developed, Phase One must develop plaza area based on that ownership’s percentage of the total vacated street area. The applicant requests Modification approval to defer the development of the required amount of public plaza area to later development phases in order to accommodate a single public plaza on the block that will be approximately midblock on the NE Holladay frontage.
- **Other**, *Because the drawings submitted were limited to a site plan, staff could not determine a comprehensive list of potential Modifications.*

**Approval Criteria:**

If a formal land use review application were submitted in the future for the proposed development, it would be reviewed in accordance with the relevant approval criteria of Title 33, Portland Zoning Code.

The relevant approval criteria would include: 33.130, Commercial Zones; 33.293, Superblocks; 33.420, Design Overlay Zone; 33.510, Central City Plan District; 33.825, Design Review; the Central City Fundamental Design Guidelines; and the Special Design Guidelines for the Design Zone of the Lloyd District of the Central City Plan.

If requested, Modifications would be reviewed against 33.825.040, Modifications That Will Better Meet Design Review Requirements.

If requested, Adjustments would be reviewed against 33.805.040, Adjustment Approval Criteria.

*This application was submitted on August 21, 2012.*

**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, listed on the first page of this notice, 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. To comment, you may write to the Design Commission, 1900 SW Fourth Ave., Suite 5000 or FAX your comments to 503-823-5630; or you may attend the meeting to provide comment. Please refer to the file number when seeking information or submitting comment.

A Design Advice Request file is available for your review by appointment. Please contact the file review at 503-823-7617 to schedule a time. 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 for such services. You may also find additional information about the City of Portland and City Bureaus as well as a digital copy of the Portland Zoning Code, by visiting the City's homepage on the Internet at [www.ci.portland.or.us](http://www.ci.portland.or.us).

### **Design Advice Request Results**

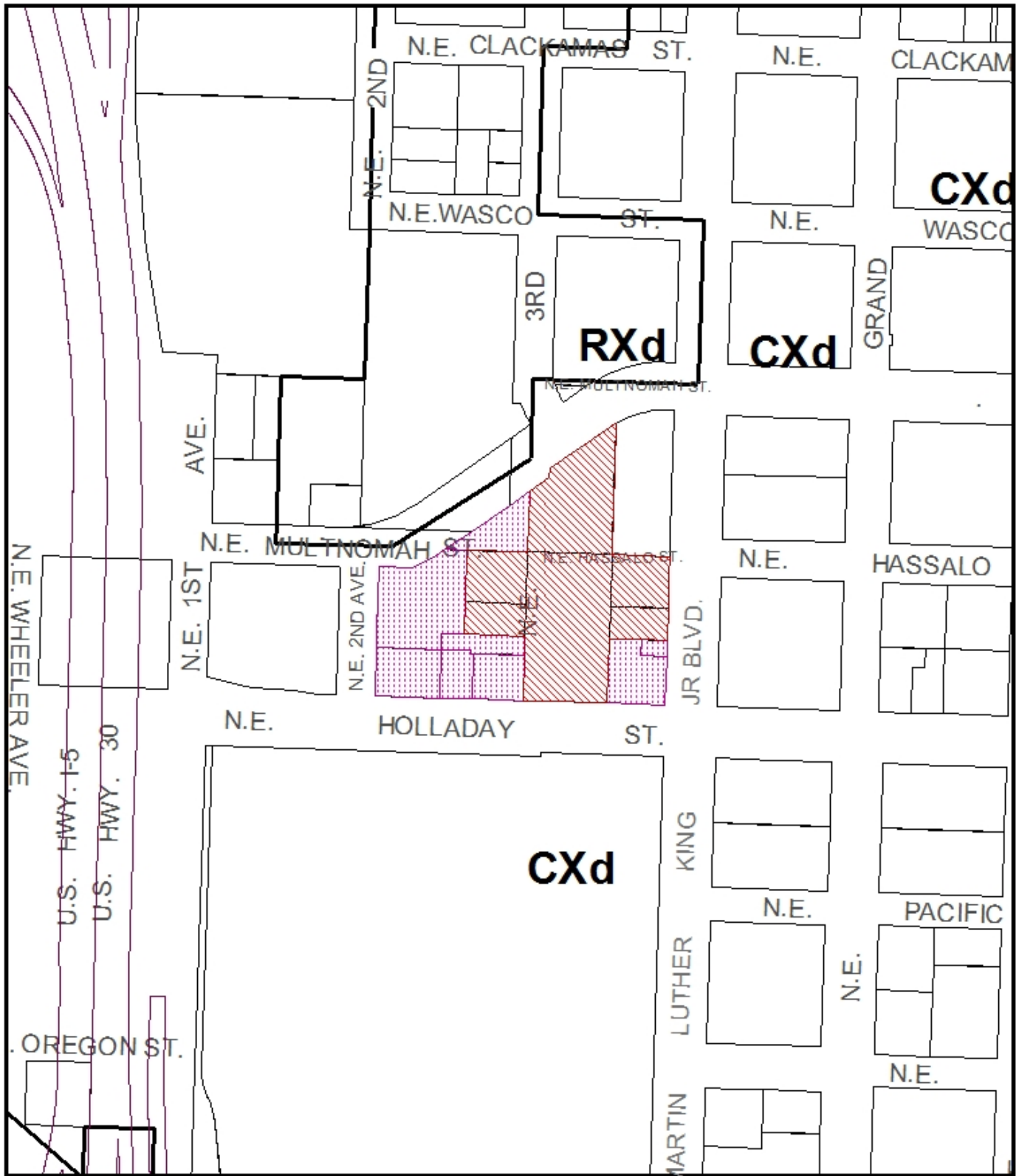
Design Advice Requests will provide informal, advisory response only. Responses received at the meeting may inform City staff when processing future land use reviews, but will not be considered a formal directive from the Commission. The Commission may offer future procedural or design direction, and 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.

### **Meeting Cancellation**

This public meeting 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 meeting 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 immediate information regarding cancellations or rescheduling. To attend the meeting, 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.tri-met.org/routes\\_times.htm](http://www.tri-met.org/routes_times.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



# ZONING

-  Site
-  Also Owned



This site lies within the:  
CENTRAL CITY PLAN DISTRICT

File No. EA 12-174592 DAR  
 1/4 Section 2930  
 Scale 1 inch = 200 feet  
 State\_Id 1N1E34AA 3000  
 Exhibit B (Aug 27, 2012)

**NEW PRIVATE DRIVES & WALKWAYS**  
- DESIGNED TO MEET CITY STREETS STANDARD DIMENSIONS  
- USING "LLOYD DISTRICT TRANSPORTATION PROJECTS SPECIAL DISTRICT" AS A DESIGN GUIDELINE  
- SIDEWALKS TO SATISFY WALKWAYS REQUIREMENTS FOR BLOCK-A PORTION



**FUTURE PLAZA (PHASED)**  
BLOCK-A PLAZA AREA PORTION: 2,254 SF FOR REQ'D PLAZA(S).  
AS SHOWN FOR GENERAL LOCATION REFERENCE ONLY; FINAL SIZE,  
LOCATION, TBD, AS DESIGNED BY AND INCLUDED WITH FUTURE  
PHASED DEVELOPMENT(S) OF BLOCKS B & C.

**AREAS SUMMARY TABLE**

BLOCK-A	SUPERBLOCK TOTAL
SITE AREA 45,320 sf	= 124,642 sf
PLAZA 2,254 sf	= 6,200 sf

1. SITE PLAN - SUPERBLOCK & REQUIRED PLAZA DIAGRAM FOR D.A.R.

EA 12-174592 DAR