



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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Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: September 13, 2012
To: Interested Person
From: Christine Caruso, Land Use Review
Chris.Caruso@portlandoregon.gov, 503-823-5747

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

FILE: EA 12-174184 DA, DESIGN ADVICE REQUEST
2040 SW JEFFERSON ST
REVIEW BY: Design Commission
WHEN: Thursday October 4, 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.

Applicant: Michael Corl/Vallaster Corl Architects (503-228-0314)
711 SW Alder, Penthouse/Portland, OR 97205

Owners: Sam Rodriguez/Mill Creek Residential (503-517-2787)
220 NW 2nd Ave, Suite 500/Portland, OR 97209

Agni Group LLC
134 1/2 E Santa Fe Ave/Santa Fe, NM 87505

Site Address: 2040 SW Jefferson St
Legal Description: SUB LOT 5 EXC PT IN ST-E 50' OF LOT 2 BLOCK D E 50' OF LOT 3 BLOCK D EXC PT IN ST-E 50' OF LOT 4 BLOCK D, CARTERS ADD TO P; SUB LOT 5 BLOCK D LOT 2-4 TL 6700, CARTERS ADD TO P; SUB LOT 5 BLOCK D LOT 5 EXC PT IN ST, CARTERS ADD TO P; SUB LOT 5 BLOCK D LOT 6&7 TL 5900, CARTERS ADD TO P; BLOCK D LOT 2&3 TL 6701, CARTERS ADD TO P

Tax Account No.: R140407680, R140407690, R140407710, R140407720, R140407700
State ID No.: 1S1E04BA 06800, 1S1E04BA 06700, 1S1E04BA 06000, 1S1E04BA 05900, 1S1E04BA 06701

Quarter Section: 3127

Neighborhood: NW/NW, Goose Hollow, contact Jerry Powell at 503-222-7173.
Business District: Goose Hollow Business Association, contact Angela Crawford at 503-223-6376.

Plan District: Central City - Goose Hollow
Zoning: CXds, Central Commercial with design and scenic overlays
Design District: Central City - Goose Hollow
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 potential development of a 5-storey residential building with 134 units plus 188 structured parking spaces in the Goose Hollow subdistrict of the Central City Plan District, with parking access off of SW Howard's Way. Potential modifications include ones to ground floor windows and oriel windows. The site is a full-block development bounded by SW Jefferson, SW 21st Ave, SW Howards Way and SW 20th Ave.

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 applicable approval criteria could include some or all of the following: 33.130 Commercial Zones; 33.266 Parking and Loading; 33.420 Design Overlay Zone; 33.480 Scenic Resource Zone; 33.510 Central City Plan District; 33.825 Design Review; the Central City Fundamental Design Guidelines; and Goose Hollow Design Guidelines.

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 Historic Landmarks Commission or 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 Historic Landmarks Commission or 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.

Design Advice Request Results

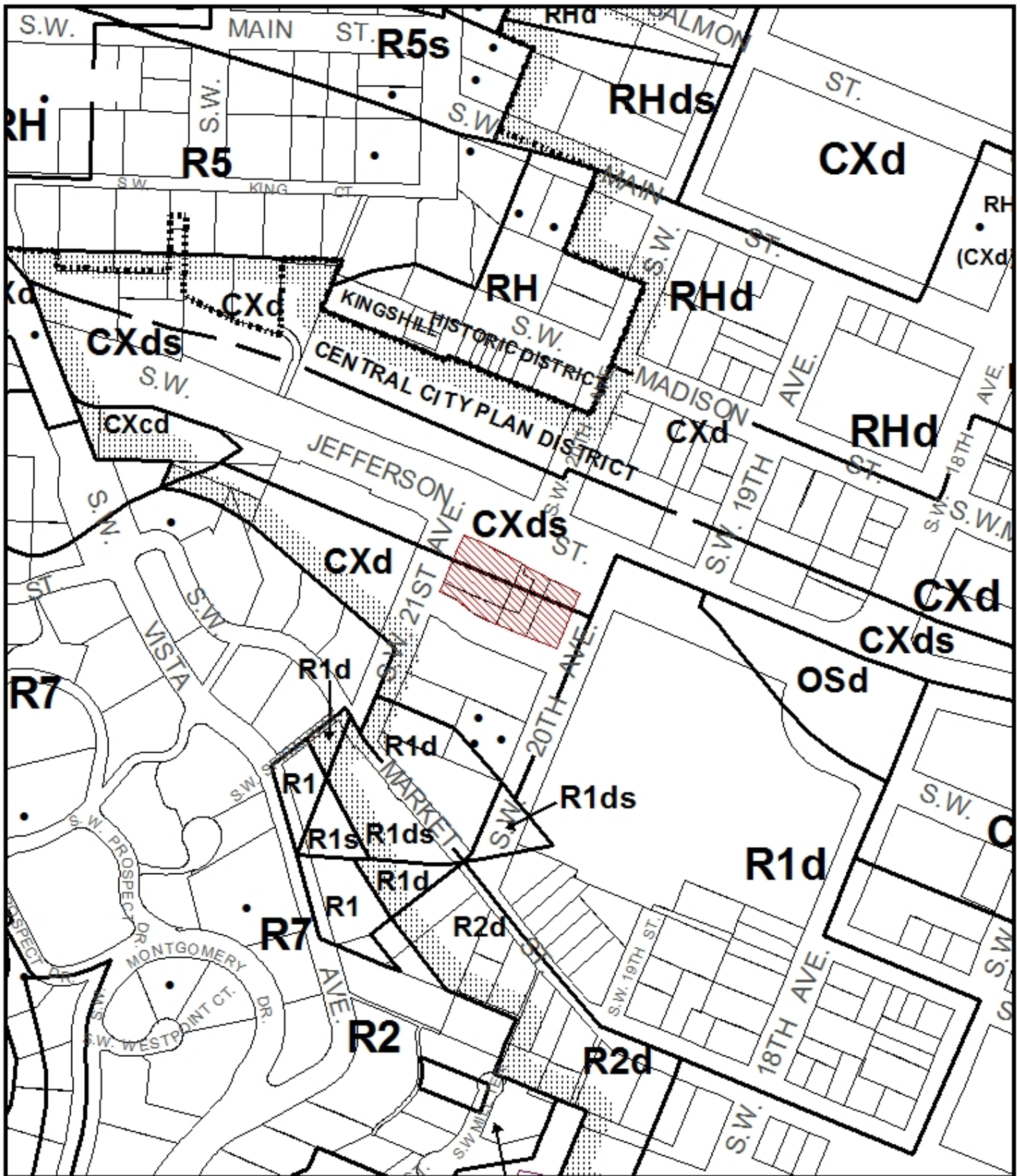
Design Advice Requests will provide informal, advisory response only. Responses received at the meeting may inform City staff when processing future land use reviews, but will not be considered a formal directive from the Commission. The Commission may offer future procedural or design direction, and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



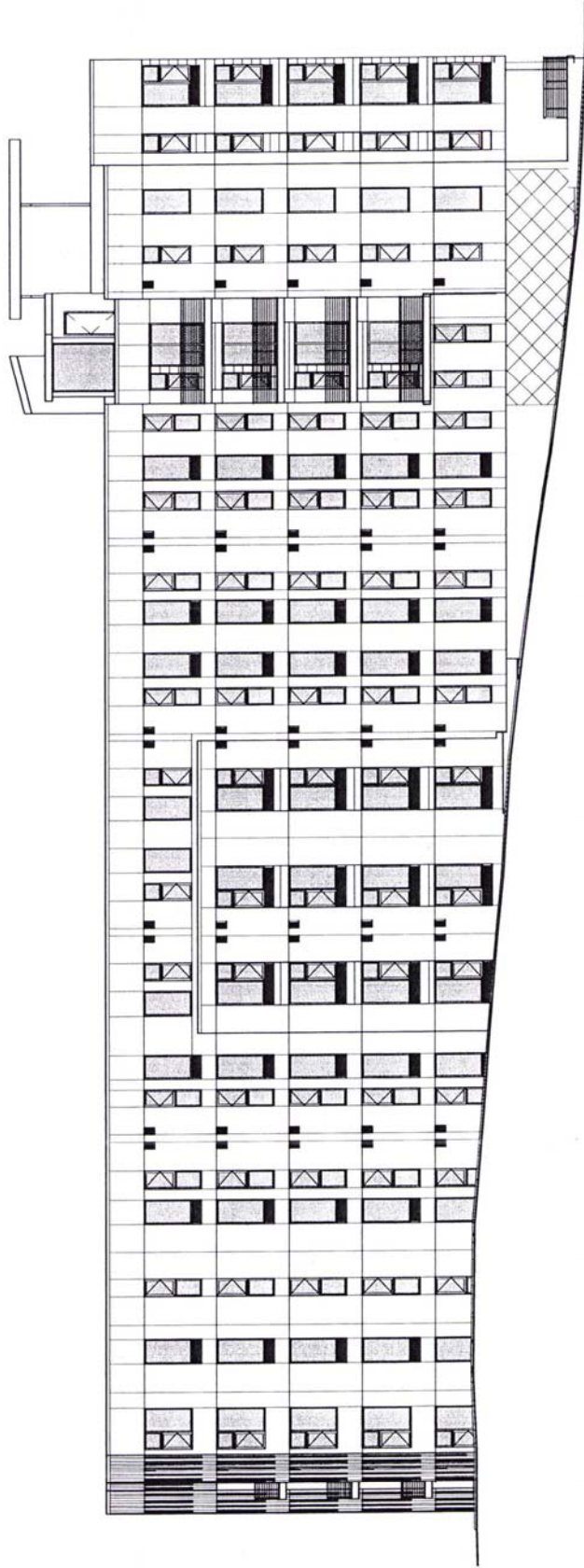
ZONING

-  Site
-  Historic Landmark



This site lies within the:
CENTRAL CITY PLAN DISTRICT

File No.	EA 12-174184 DAR
1/4 Section	3127
Scale	1 inch = 200 feet
State_Id	1S1E04BA 6701
Exhibit	B (Sep 12,2012)



DAR-2 | SOUTH ELEVATION (SW HOWARD'S WAY)

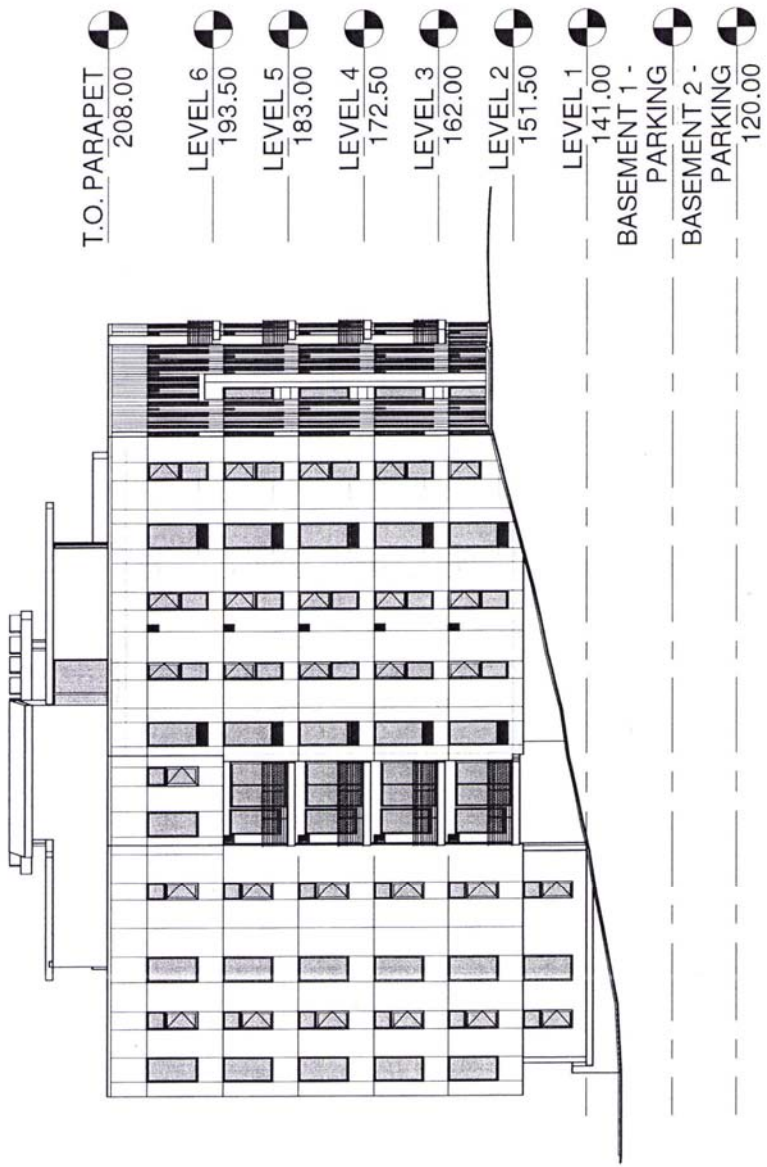
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DAR-2

GOOSE HOLLOW APARTMENTS

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DAR-3 | WEST ELEVATION (SW 21ST)

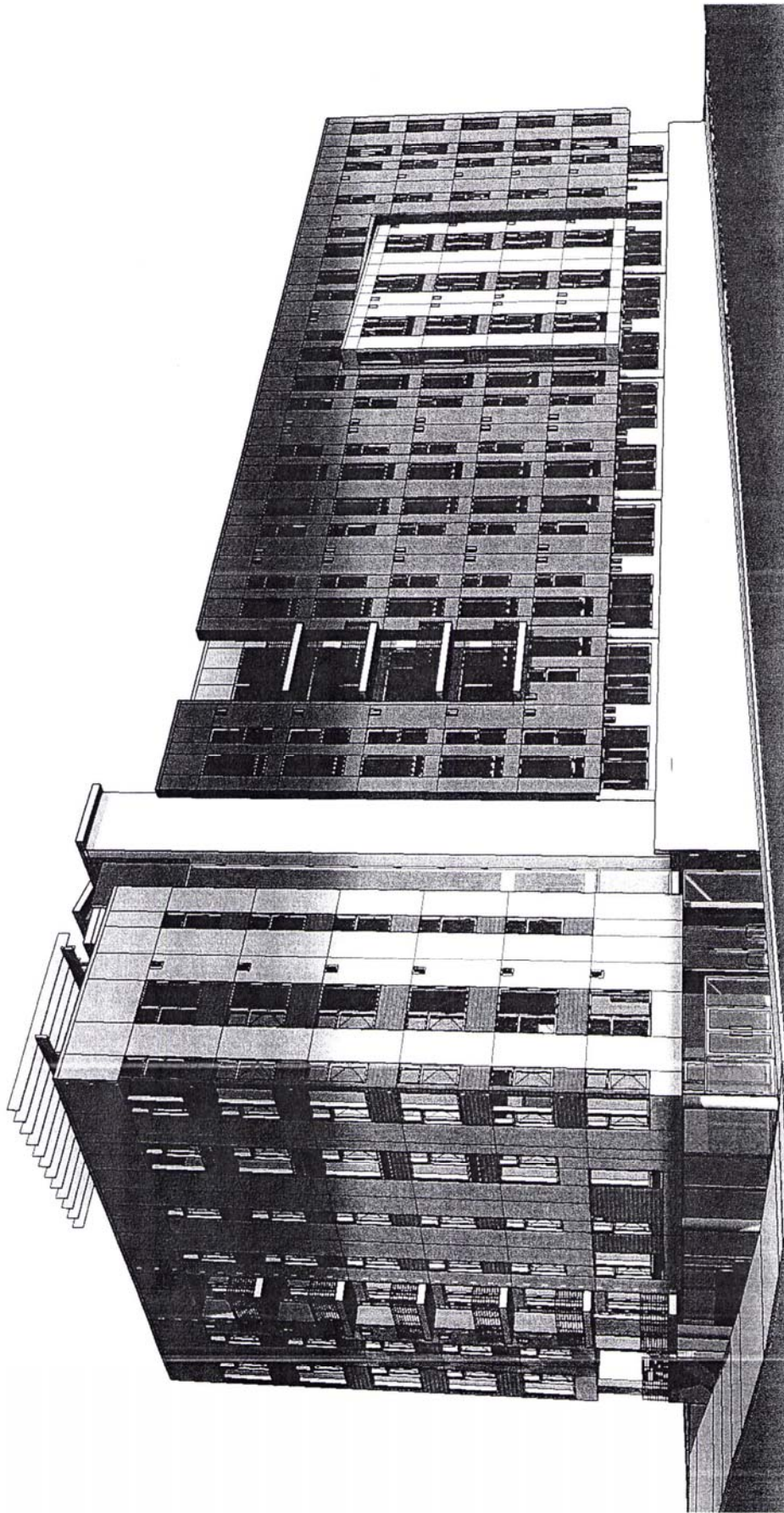
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GOOSE HOLLOW APARTMENTS

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DAR-3



NE CORNER (20th & SW JEFFERSON)

EA 12-174184 DAR