



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

1900 SW 4th Avenue, Suite 5000
Portland, Oregon 97201
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www.portlandonline.com/bds

Date: November 16, 2009
To: Interested Person
From: Tim Heron, Land Use Review, 503-823-7726

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

FILE: **09-170059 DA, DESIGN ADVICE REQUEST**
1362 FRONT AVE – Centennial Mills
REVIEW BY: Design Commission
WHEN: December 3, 2009 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: Alex Haecker, Meyer, Scherer, Rockcastle Ltd, 612-375-8712
710 S 2nd St, 8th Flr
Minneapolis, Mn 55401

Steven Shain, PDC, 503-823-0137
222 NW 5th Ave
Portland OR 97209

Representative: Shaheen Sadeghi, The Lab, 714-966-6661
709 Randolph Ave
Costa Mesa Ca 92626

Site Address: 1362 NW FRONT AVE
Legal Description: INC RIP RTS OUT TO HARBOR LN LOT 25-37 BLOCK 318 SELY 15.79' OF
LOT 38 BLOCK 318, COUCHS ADD
Tax Account No.: R180236250
State ID No.: 1N1E34BB 00100
Quarter Section: 2829

Neighborhood: Pearl District, contact Patricia Gardner at 503-228-3273.
Business District: Pearl District Business Association, contact Adele Nofield at 503-223-0070.

Plan District: Central City - River District
Zoning: EXdg, Central Employment with Design and Greenway Overlays

Design District: Central City – River sub-District

Case Type: DA, Design Advice Request

Procedure: A public meeting with the Historical Landmarks 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 a potential redevelopment of the Centennial Mills wharf.

Located on the west bank of the Willamette River, Centennial Mills consists of 12 industrial flour milling structures built between 1910 and 1940. In the early 20th-century, the complex was a key component of Portland's working waterfront. This potential redevelopment proposal intends to strike a balance between historic preservation, open space, sustainability, and economic feasibility.

Shaped by the mills' historic use, this adaptive reuse concept focuses on creating new public space that celebrates Portland's agricultural, industrial, and maritime heritage, as well as its current standing as a culinary beacon within the country.

The plan centers on the conversion of 30% of the current mill complex to an open space wharf. The wharf will also draw connections to NW Naito Parkway, the Greenway Trail along the Willamette River and Pearl District's urban parks via a future pedestrian bridge across NW Naito Parkway. This public amenity will be bordered by retail space occupying the converted warehouses, grain bins, flour mill and feed mill.

Wharf and bridge level tenants will include local and non-franchised businesses, outdoor recreational retailers, green goods and services, healthy dining options, and wellness facilities while the upper level tenants of the Feed Mill, Flour Mill and the converted grain bin Elevators C & B will be likely be offices.

The current plan also accommodates the Mounted Police Unit maintaining their existing facility (with minor revisions), exterior paddock, horse corral, and parking. As this is the case, the existing Tanners Creek outlet will be maintained with minor riverbank to the south property line.

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: 33.440, Greenway Review and Approval Criteria; 33.825, Design Review; the Central City Fundamental Design Guidelines; and the River sub-District 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 November 6, 2009.

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 Historical Landmarks Commission will provide an opportunity for parties to submit oral and written comment on this matter. To comment, you may write to the Historical Landmarks 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 receptionist at 503-823-7702 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 503-823-7702, 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