



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

Date: November 15, 2012
To: Interested Person
From: Hillary Adam, Land Use Services
503-823-3581 / Hillary.Adam@portlandoregon.gov

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

FILE: **12-193183 DA, DESIGN ADVICE REQUEST**
0601 SW ABERNETHY ST
REVIEW BY: Design Commission
WHEN: December 6, 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: Wade Johns, Developer / Alamo Manhattan Properties
2808 Fairmont St Ste 200 / Dallas, TX 75201

Owner: Z V Company Inc, Owner
PO Box 64686 / Tacoma, WA 98466

Site Address: 0601 SW ABERNETHY ST
Legal Description: BLOCK 173 TL 700, CARUTHERS ADD
Tax Account No.: R140916160
State ID No.: 1S1E10DB 00700
Quarter Section: 3429, 3430

Neighborhood: South Portland NA., contact Jim Davis at 503-248-9820.
Business District: South Portland Business Association, contact Kevin Countryman at 503-750-2984.
District Coalition: Southwest Neighborhoods Inc., contact Leonard Gard at 503-823-4592.

Plan District: Central City - South Waterfront
Zoning: CXd - Central Commercial with Design overlay
Design District: Central City - South Waterfront
Historic District: None
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 potential development of a 6-story building with 202 studio, one-bedroom, and two-bedroom residential units with 1,160 sq. ft. of ground floor retail fronting on SW Bond Avenue. The proposal includes two levels of underground parking for 203 automobiles as well as bicycle parking.

No modifications appear to be required for the proposal.

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; 33.420, Design Overlay Zone; 33.510, Central City Plan District; 33.825, Design Review; and the Central City Fundamental Design Guidelines, and the South Waterfront 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 October 11, 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

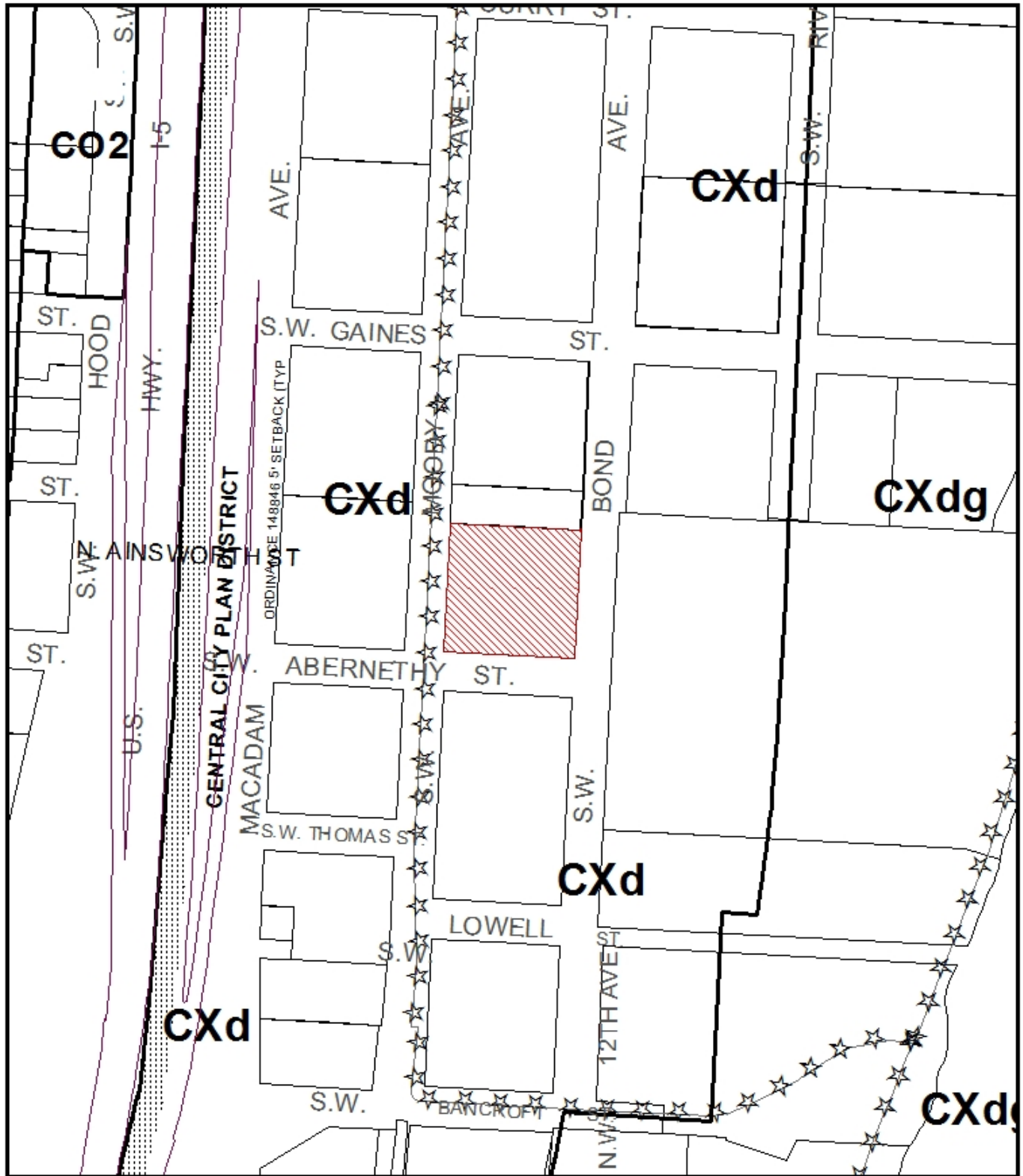
Design Advice Requests will provide informal, advisory response only. Responses received at the meeting may inform City staff when processing future land use reviews, but will not be considered a formal directive from the Commission. The Commission may offer future procedural or design direction, and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



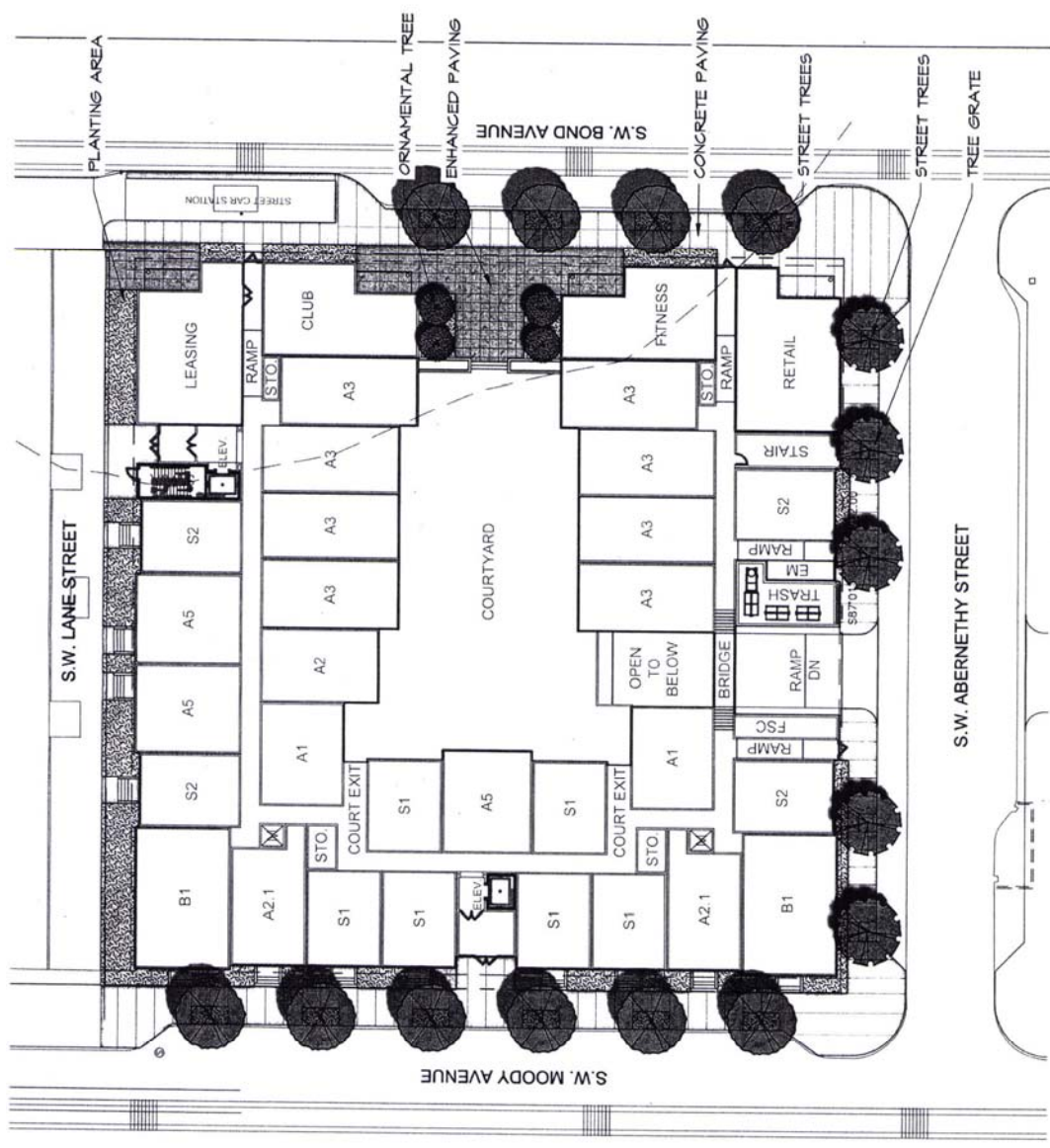
ZONING

 Site



This site lies within the:
CENTRAL CITY PLAN DISTRICT
SOUTH WATERFRONT

File No.	EA 12-193183 DAR
1/4 Section	3429,3430
Scale	1 inch = 200 feet
State_Id	1S1E10DB 700
Exhibit	B (Oct 12, 2012)



Site Plan
L2.01

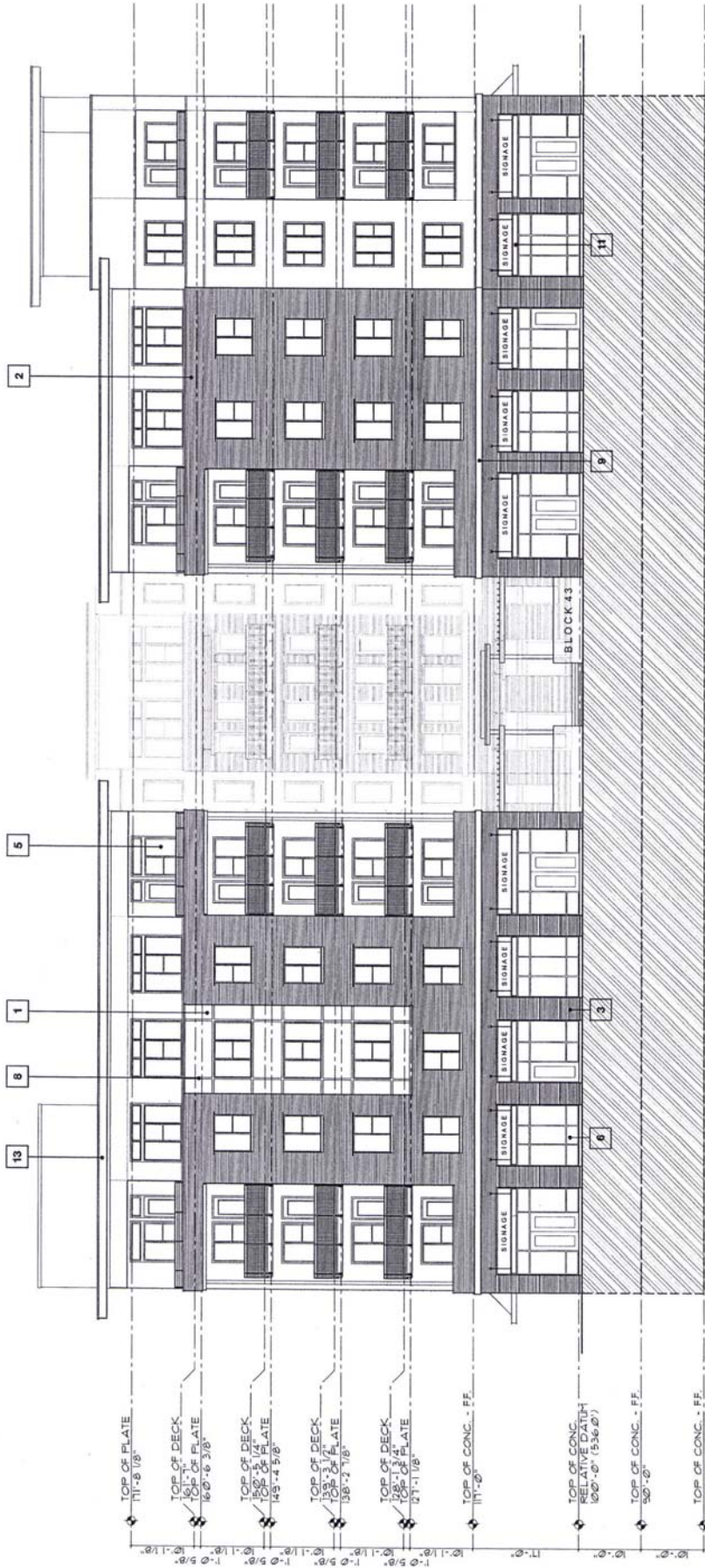
Date: 11.1.2012
 Issue: Design Advice Review
 Job No.
 Scale: 1" = 30'0"

Block 43, Portland OR

ALAMO MANHATTAN

studioOutside
 824 Exposition Avenue, Suite 5
 Dallas, Texas 75204
 o 214 954 7160 | 214 954 7161
 studiooutside.us

ELEVATION LEGEND	
1	STUCCO FINISH SYSTEM
2	BRICK VENEER
3	BURNISH BLOCK
4	UP SIDING SYSTEM
5	VINYL WINDOW
6	STOUP FRONT WINDOW
7	PAINTED GUARDRAIL SYSTEM
8	STUCCO FORM TIE
9	EXPOSED CONCRETE (PAINTED FACIUM FINISH)
10	CHARACTERISTIC PANEL SYSTEM
11	METAL CANY
12	PAINTED FACIA CAP
13	COST STONE CAP



ELEVATION ON S.W. BOND AVENUE

SCALE: 1"=30'

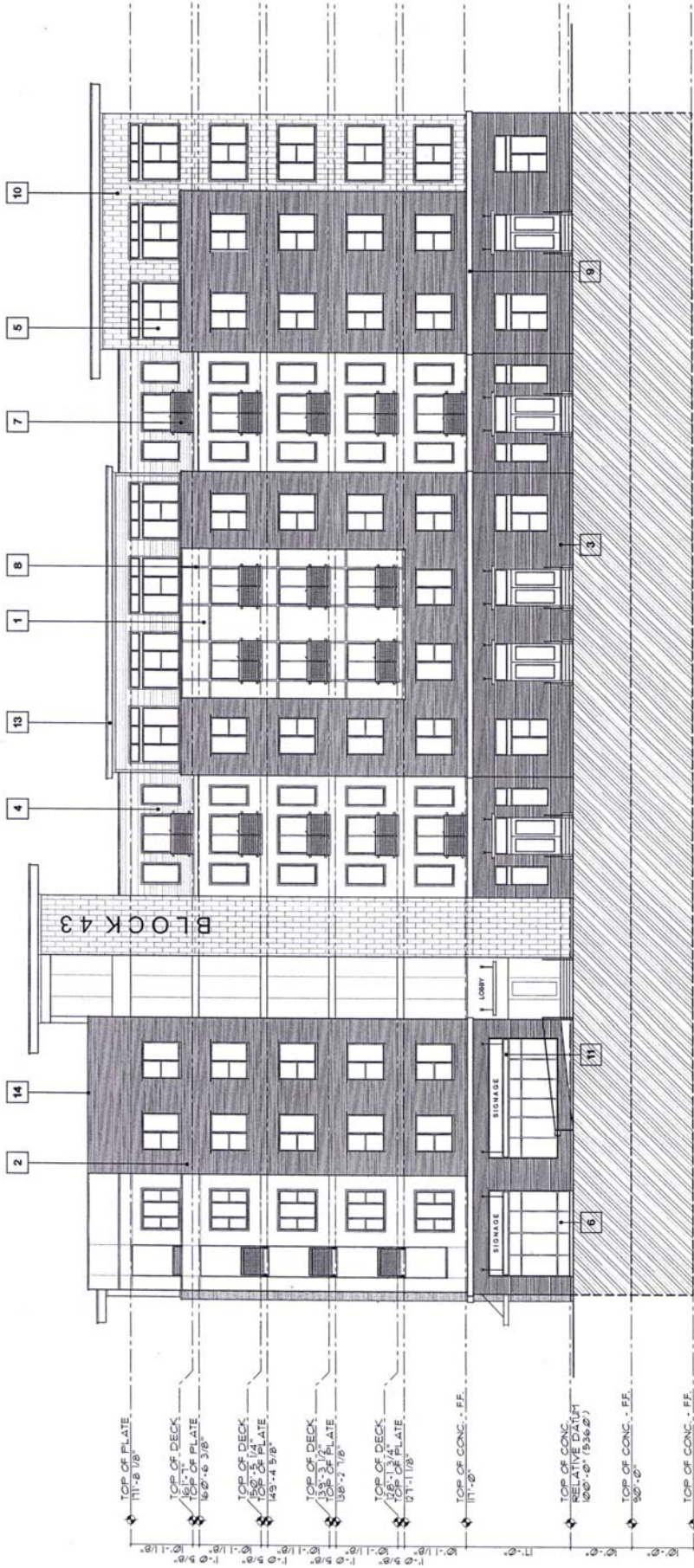
BLOCK 43 - DAR SUBMITTAL
1/26/17

Hensley Lamkin Rachel, Inc.
ARCHITECTURE AND PLANNING

ALAMO MANHATTAN

ELEVATION LEGEND

1	STUCCO FINISH SYSTEM	3	BRANDSH BLOCK	6	VANA WINDOW	7	PAINTED GUARRAHS SYSTEM	9	POURED CONCRETE (BURNED SMOOTH FINISH)	11	METAL CANOPY	13	CAST STONE CMU
2	BRICK VENEER	4	LAP SIDING SYSTEM	8	STOUREFRONT WINDOW	8	STUCCO FOAM TECH	10	CONCRETE PANEL SYSTEM	12	PAINTED FACULA CP		



ELEVATION ON S.W. LANE STREET

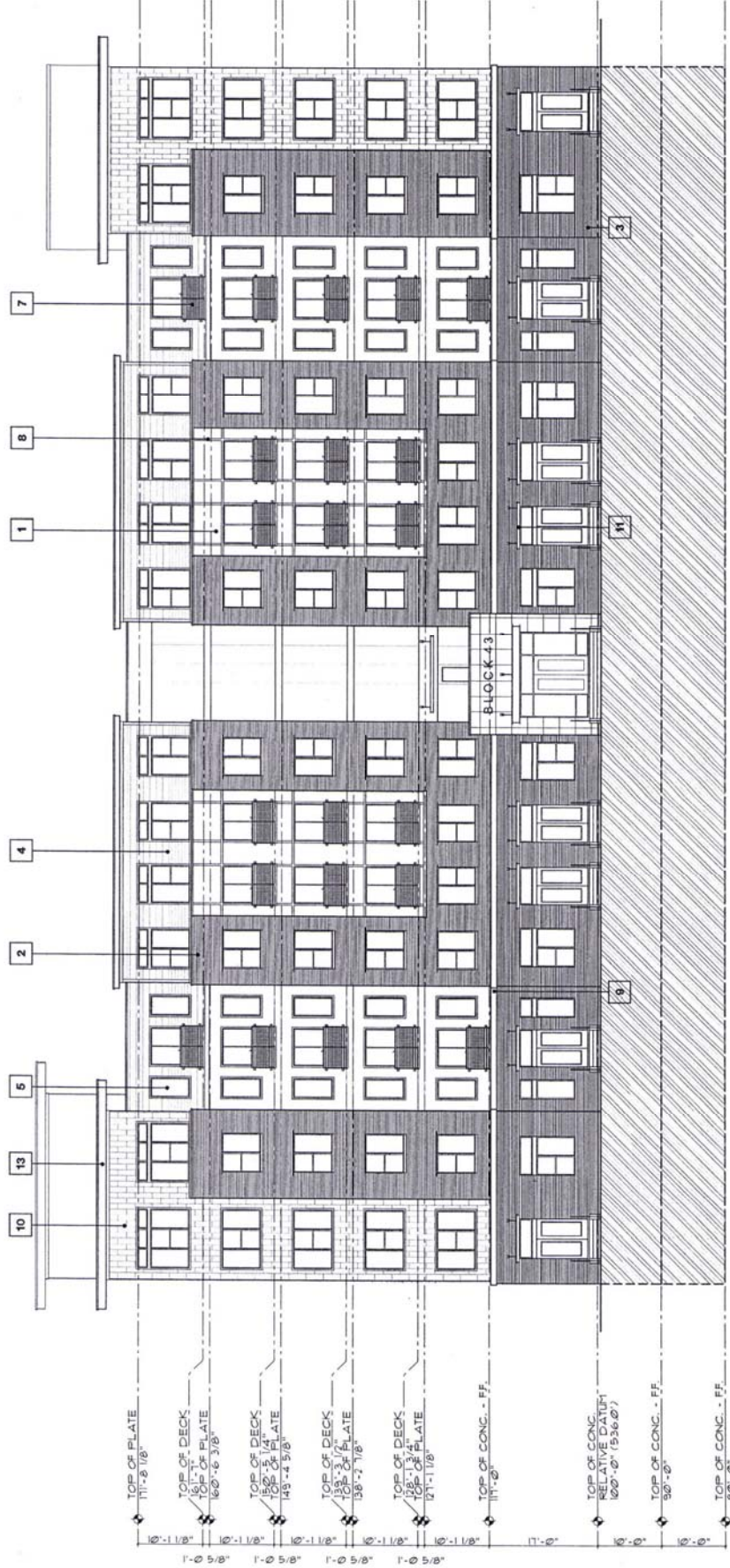
SCALE: 1"=3'-0"

Hensley Lamkin Rachel, Inc.
ARCHITECTURE AND PLANNING

BLOCK 43 - DAR SUBMITTAL
11/20/12

ALAMO MANHATTAN

ELEVATION LEGEND	
1	STUCCO FINISH SYSTEM
2	BRICK VENEER
3	BURNISH BLOCK
4	LAP SIDING SYSTEM
5	VINYL WINDOW
6	STOREFRONT WINDOW
7	PAINTED GUARDRAIL SYSTEM
8	STUCCO HIGH TRIM
9	EXPOSED CONCRETE (RUBBED SMOOTH FINISH)
10	CEMENTITIOUS PANEL SYSTEM
11	METAL CANOPY
12	PAINTED FASCIA
13	CAST STONE COP



ELEVATION ON S.W. MOODY AVENUE

SCALE: 1"=30'

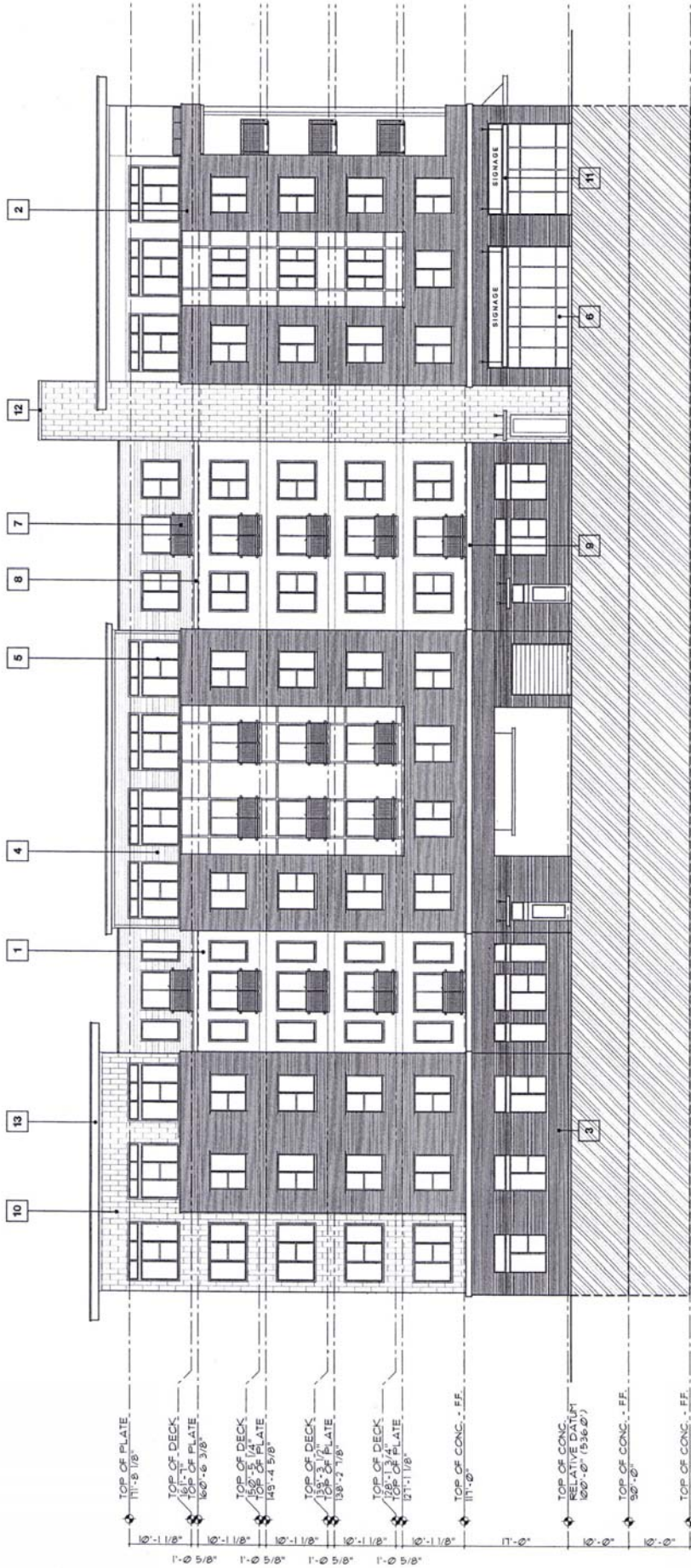


BLOCK 43 - DAR SUBMITTAL
1/26/2012

ALAMO MANHATTAN

ELEVATION LEGEND

1	STUCCO FINISH SYSTEM	3	BURNISH BLOCK	5	VINYL WINDOW	7	PAINTED GUARDRAIL SYSTEM	9	EXPOSED CONCRETE (RUBBED SMOOTH FINISH)	11	METAL CANOPY	13	CAST STONE CAP
2	BRICK VENEER	4	LAP SIDING SYSTEM	6	STOREFRONT WINDOW	8	STUCCO FORM-TURN	10	CERAMITIC TILE PANEL SYSTEM	12	PAINTED FACIA CAP		



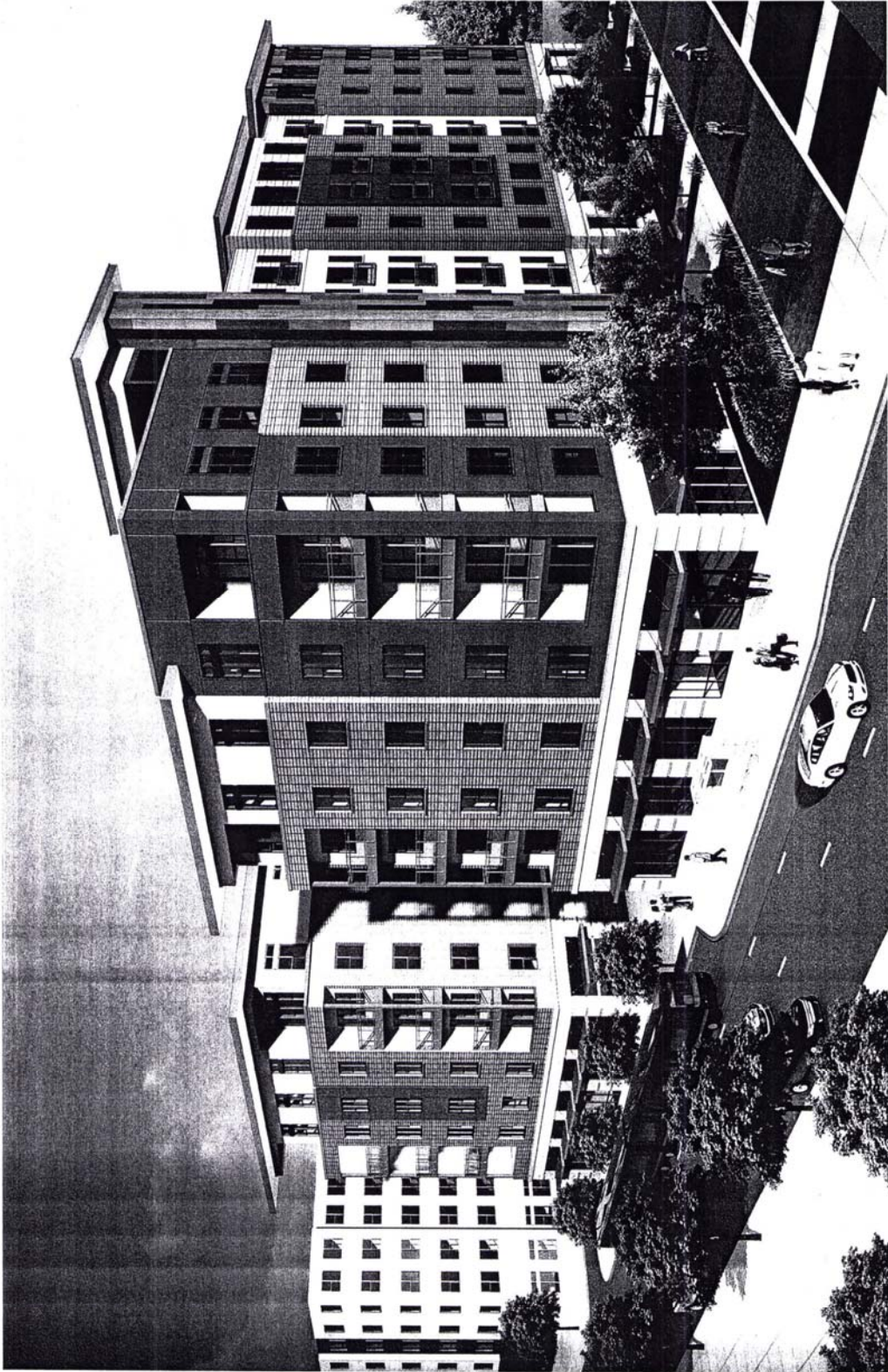
ELEVATION ON S.W. ABERNETHY AVENUE

SCALE: 1" = 3'-0"

Hensley Lamkin Rachel, Inc.
ARCHITECTURE AND PLANNING

BLOCK 43 - DAR SUBMITTAL
11/20/12
12/26/0

ALAMO MANHATTAN



ALAMO MANHATTAN

BLOCK 43
CONCEPT RENDERING

Hensley Lamkin Rachel, Inc.
ARCHITECTURE AND PLANNING

