



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: December 18, 2012
To: Interested Person
From: Staci Monroe, Land Use Services
503-823-0624 / staci.monroe@portlandoregon.gov

RE-NOTICE
OF A PUBLIC HEARING ON A PROPOSAL
IN YOUR NEIGHBORHOOD

CASE FILE: LU 12-192298 DZM AD PC # - 12-174184 DAR
Jefferson Street Flats
REVIEW BY: Design Commission
WHEN: Thursday, January 10, 2013 at 1:30 pm
WHERE: 1900 SW Fourth Ave., Room 2500A
Portland, OR 97201

Due to an error in the noticing procedure, this design review case has been postponed from the December 20, 2012 to the January 10, 2013 Design Commission hearing. The additional time will allow for a full re-notice of the proposal and 21 day public comment period.

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: Armin Quilici, 503-228-0311 / Vallaster & Corl Architects
711 SW Alder, Penthouse / Portland OR 97205

Owners: Sam Rodriguez / Mill Creek Residential
220 NW 2nd Avenue, Suite 500 / Portland, OR 97209

Agni Group LLC
134 ½ E. Santa Fe Avenue / Santa Fe, NM 87505

Tri-County Metropolitan Transportation District
710 NE Holladay Street / Portland, OR 97232-2168

Site Address: Property bound by SW Jefferson Street, SW 21st Avenue, SW Howards Way and SW 20th Avenue

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: Goose Hollow, contact Jerry Powell at 503-222-7173.
Business District: Goose Hollow Business Association, contact Angela Crawford at 503-223-6376.
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
Plan District: Central City - Goose Hollow
Zoning: CXDs – Central Commercial zone with Design and Scenic Resource overlay zones
Case Type: DZM AD – Design Review with Modifications and an Adjustment
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 new residential development with 134 units in the Goosehollow subdistrict of the Central City Plan District. The proposal includes demolishing the existing two-story building and surface parking lot (Trimet's public lot) and constructing the following:

- 75' tall residential building, varying 5-7 stories due to grade change.
- 123,820 SF of floor area (does not include 2 levels of below grade parking)
- 6.6:1 FAR obtained by utilizing residential housing bonus of 33.510.210.C1.a (1). A 4:1 FAR allowed with a maximum bonus up to 7:1.
- Two levels of underground parking for 121 spaces (18 for public on 1st level and 101 for residents), with a single access point off of Howard's Way.
- Seven short-term bike parking spaces near main building entrance at Jefferson and 20th and 150 long-term bike spaces within the garage.
- Resident amenities including rooms for community use, exercise, dog washing, bike repair and storage, and a roof deck (750 SF).
- Pocket park at southeast corner of the site with landscaping and benches (~200 SF in size) adjacent to a Heritage Tree (Austrian Pine) in the right-of-way. Other site landscaping proposed along the north, east and south edges of the building and site.
- Oriel window projection at the southeast, northeast and northwest corners of the building.
- Exterior finishes include cast in place concrete, fiber cement panels, wood siding and vinyl windows.

Modifications requested:

- To not provide 8.5' wide parking spaces throughout the parking garage due to 9" wide structural columns, which would reduce some spaces down to 7'-9" (Section 33.266.130.F.2); and
- To not provide the required 19.25' and 50.5 SF of ground floor windows along a portion of the south elevation facing Howard's Way (Section 33.130.230).

Adjustment requested:

- To provide one of the two required loading spaces on site and reduce the height of the loading space from 10' to 8' for vertical clearance (Section 33.266.310).

Relevant Approval Criteria:

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

- Goose Hollow Design Guidelines
- Central City Fundamental Design Guidelines
- Modifications Through Design Review – Section 33.825.040
- Adjustment – Section 33.805.040

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 October 9, 2012 and determined to be complete on **October 30, 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.

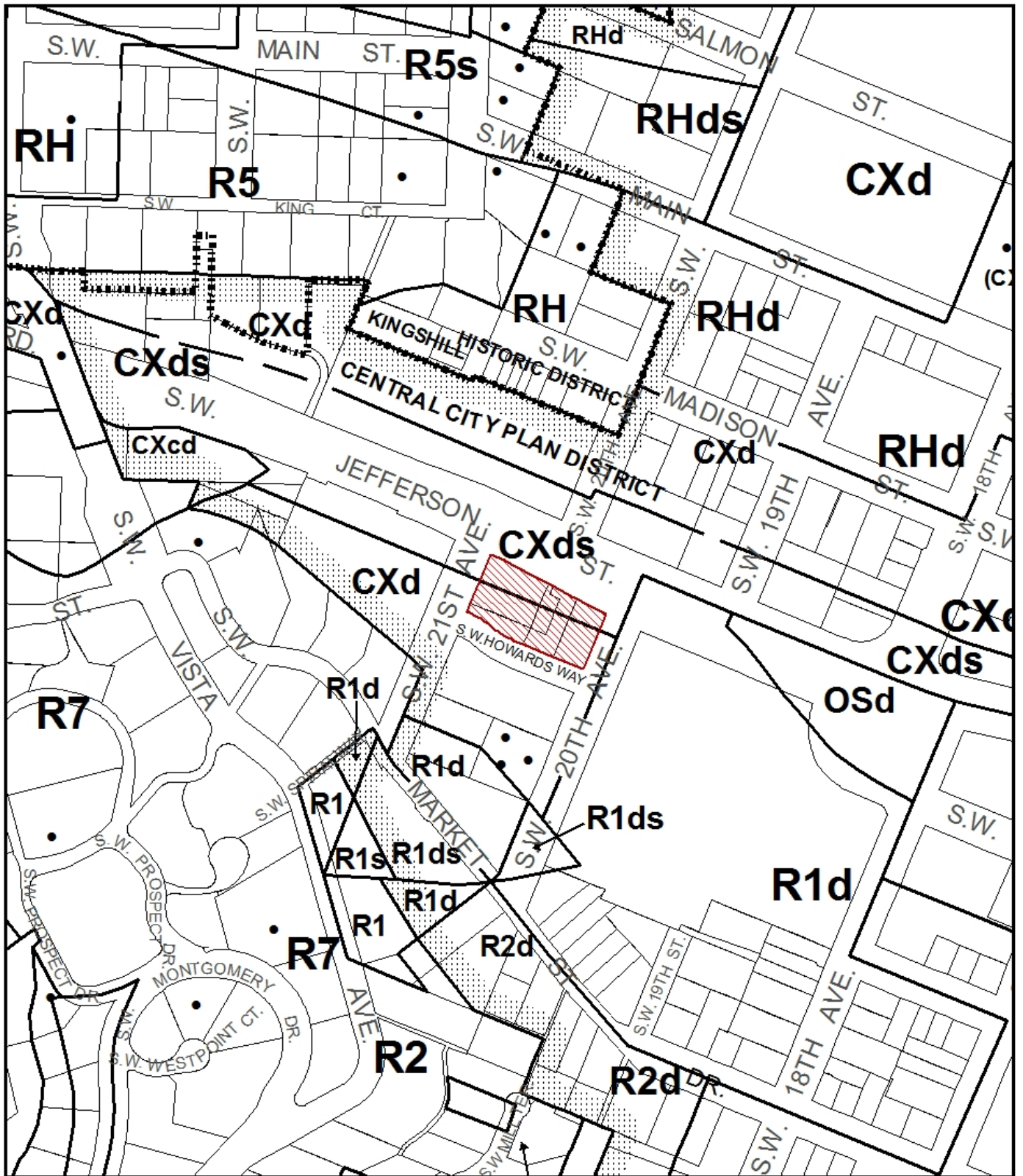
The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

Enclosures:

Zoning Map


Site Plan

Building Elevation



ZONING

 Site

 Historic Landmark



This site lies within the:
CENTRAL CITY PLAN DISTRICT
GOOSE HOLLOW

File No. LU 12-192298 DZ, AD
 1/4 Section 3127
 Scale 1 inch = 200 feet
 State_Id 1S1E04BA 6701
 Exhibit B (Oct 10, 2012)



VILLASTER CORP
 ARCHITECTS, PC
 711 S W ALDER
 PENTHOUSE SUITE
 PORTLAND, OR 97205
 PHONE: 503.228.0314
 FAX: 503.228.0311
 www.vcarch.com

OWNER:
 MEL CREEK RESIDENTIAL
 TRUST

PROJECT NAME:
 JEFFERSON
 STREET FLATS

ISSUE DATES:
 12.28.12

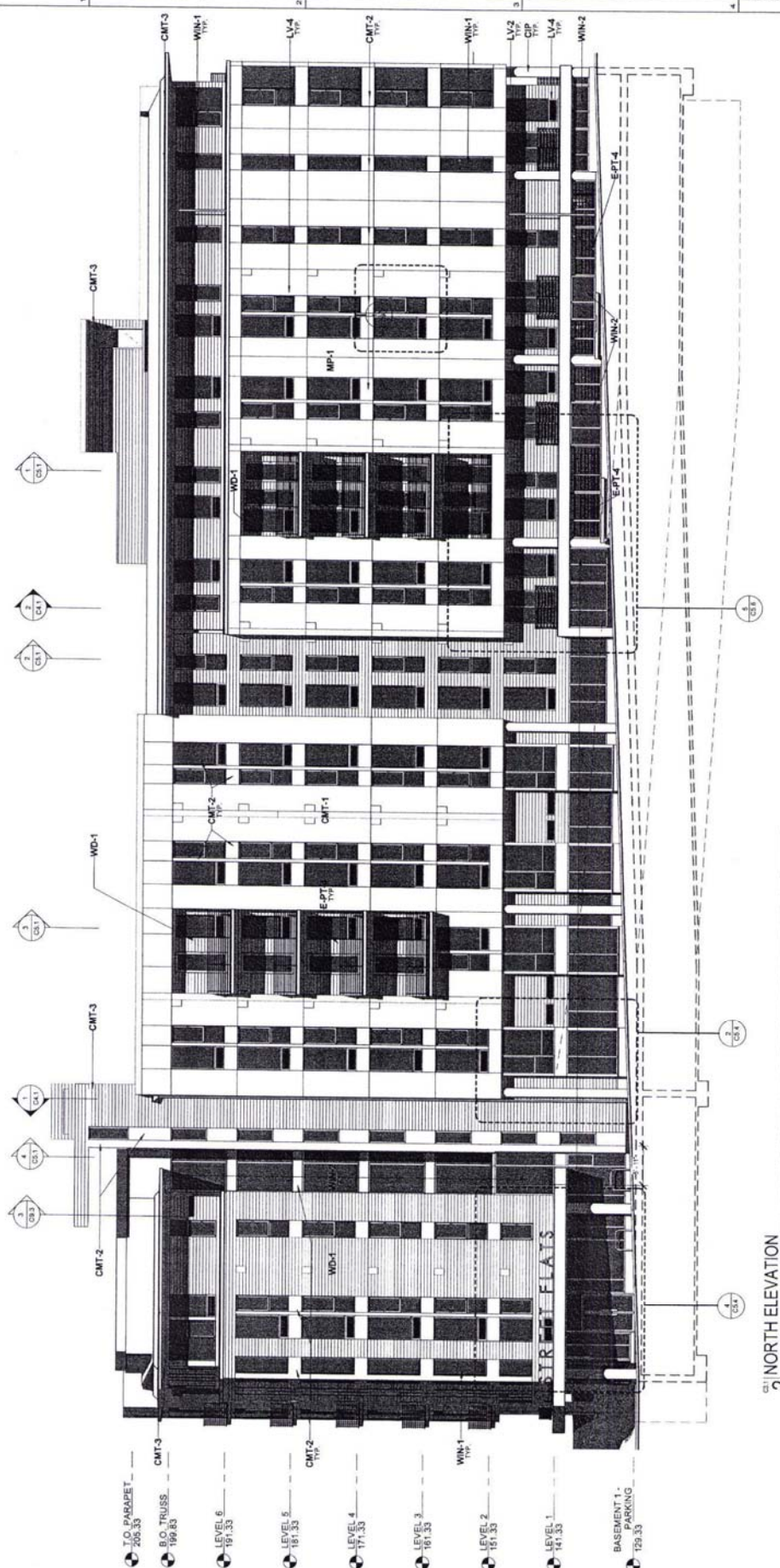
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 DRAWN: AUBRY
 CHECKED: CHANAR
 STATUS: DAR

NORTH
 ELEVATION

ORIGINAL SHEET SIZE: 27"X36"

EXHIBIT
 C3.1

LU 11-102048 0204 AD



REF. SHEET C8.1 FOR EXTERIOR
 MATERIALS AND FINISHES KEY

01 NORTH ELEVATION
 2 SCALE: 1/8"=1'-0"



VALLASTER CORP.
 ARCHITECTS, PC
 711 S W ALDER
 PENHOUSE SUITE
 PHOENIX, AZ 85004
 PHONE: 602.248.0311
 FAX: 602.228.0314
 WWW.VCARCHIT.COM

OWNER:
 USL OBERK RESIDENTIAL
 TRUST

PROJECT NAME:
 JEFFERSON
 STREET PLAZA

ISSUE DATES:
 10.28.12

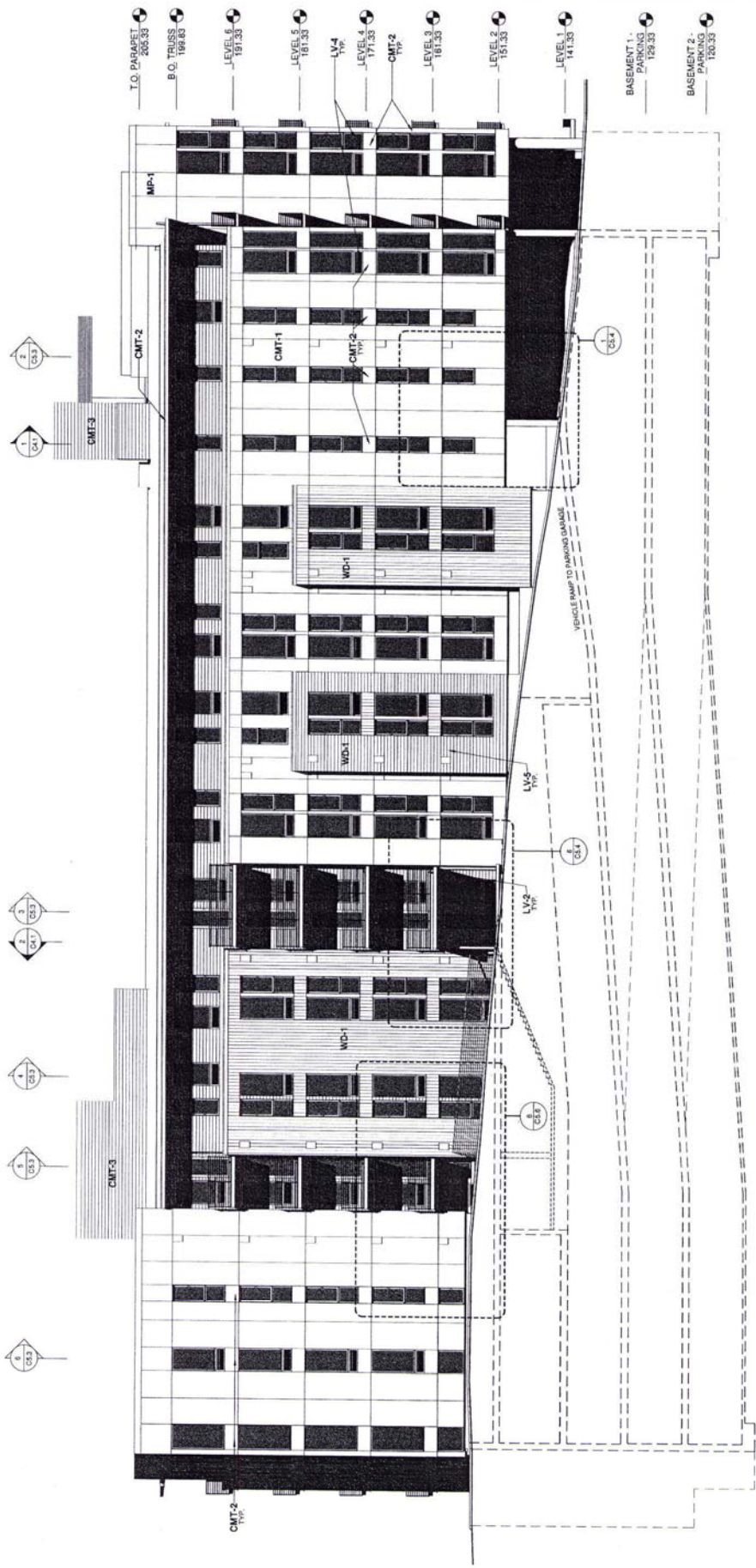
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 CHECKED: CMM
 STATUS: DAR

SOUTH
 ELEVATION

ORIGINAL SHEET SIZE: 22"X34"

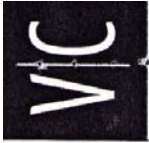
EXHIBIT
C3.3

11.11.12 10:00 AM



REF. SHEET C8.1 FOR EXTERIOR
 MATERIALS AND FINISHES KEY

021 SOUTH ELEVATION
 1/ SCALE: 1/8"=1'-0"



VALLASTER CORL
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711 SW ALDER
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PORTLAND, OR 97205
PHONE: 503.221.0314
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OWNER:
MILL CREEK RESIDENTIAL
TRUST

PROJECT NAME:
JEFFERSON
STREET FLATS

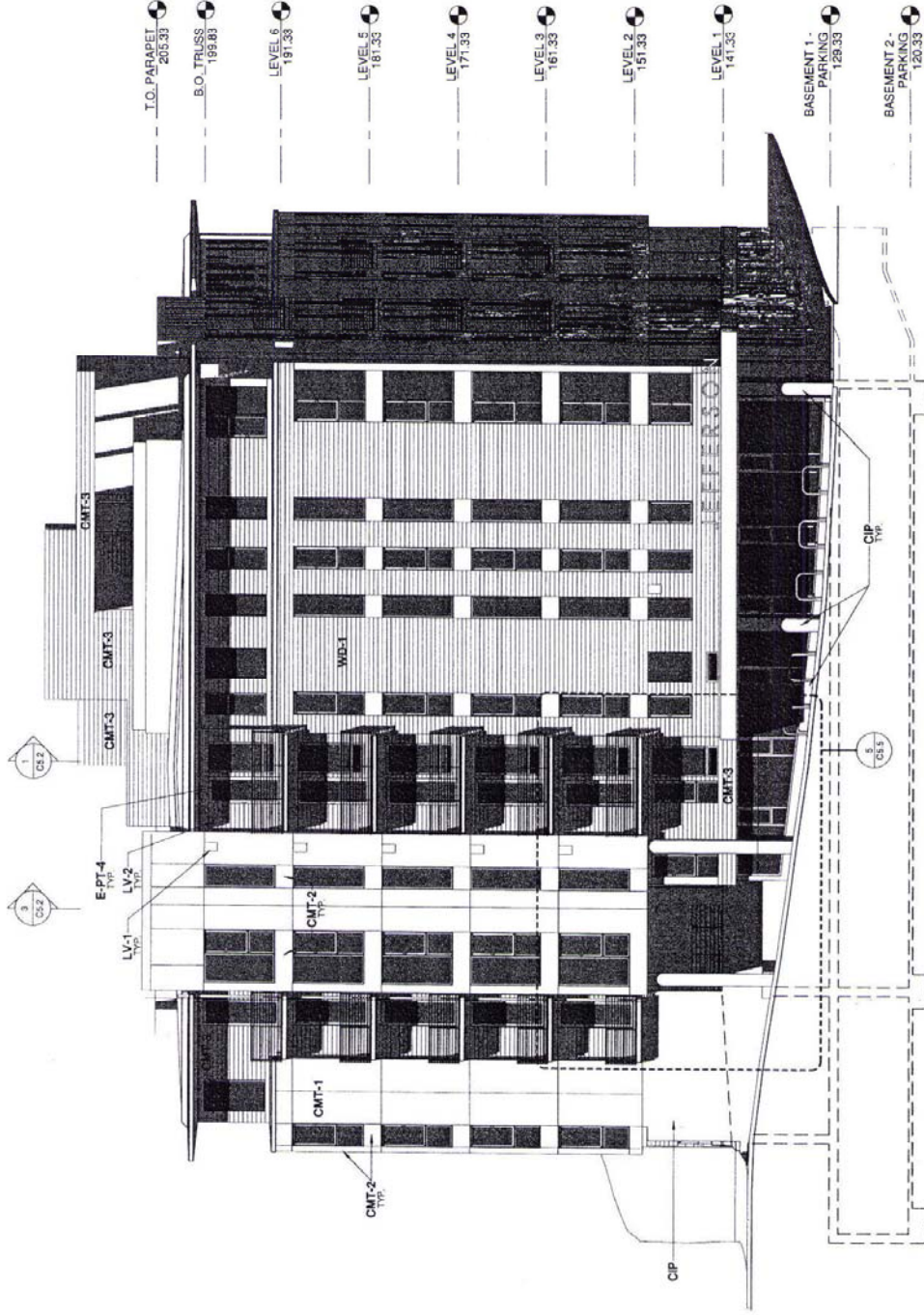
ISSUE DATES:
10.29.12

JOB NO.: 1104
DRAWN: AUBRY
CHECKED: CHOKHY
STATUS: DMR

EAST
ELEVATION

ORIGINAL SHEET SIZE: 22"x34"

EXHIBIT
C3.2



021 EAST ELEVATION
1
SCALE: 1/8" = 1'-0"

REF. SHEET C8.1 FOR EXTERIOR
MATERIALS AND FINISHES KEY



VALLASTER CORP.
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OWNER:
MILL CREEK RESIDENTIAL
TRUST

PROJECT NAME:
JEFFERSON
STREET FLATS

ISSUE DATES:
10/29/12

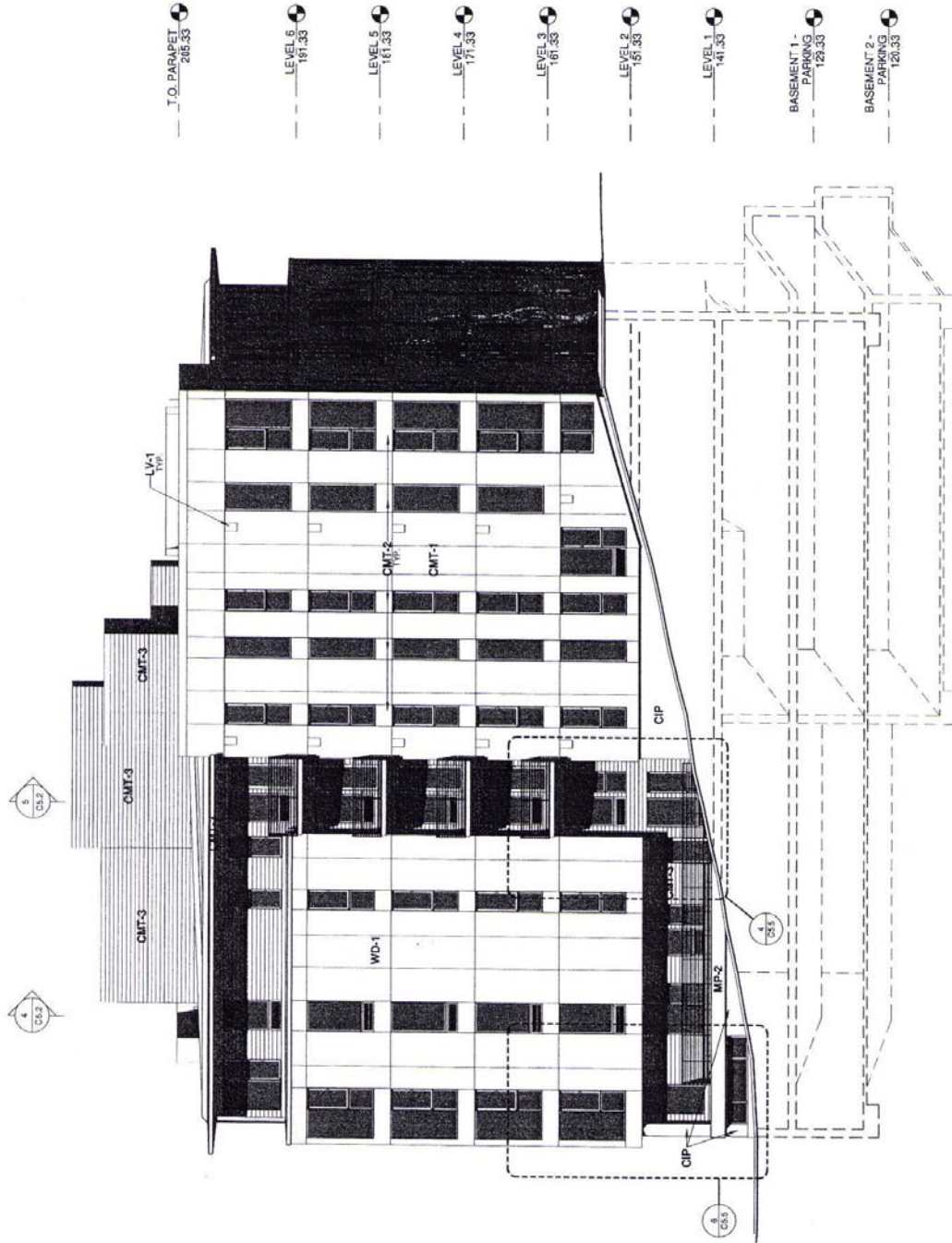
JOB NO.: 1104
DRAWN: AUBIN
CHECKED: CHOKER
STATUS: DAR

WEST
ELEVATION

ORIGINAL SHEET SIZE 22"X34"

EXHIBIT
C3.4

LU 11-100266 D2M AD



REF. SHEET C8.1 FOR EXTERIOR
MATERIALS AND FINISHES KEY

WEST ELEVATION
SCALE: 1/8"=1'-0"