



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: January 25, 2013
To: Interested Person
From: Chris Caruso, Land Use Services
503-823-5747 / Chris.Caruso@portlandoregon.gov

**NOTICE OF A PUBLIC HEARING ON A PROPOSAL
IN YOUR NEIGHBORHOOD**

CASE FILE: LU 12-204811 DZ AD – Planet Granite
PC # 12-178354
REVIEW BY: Design Commission
WHEN: Thursday February 21, 2013 at 1:30 PM
WHERE: 1900 SW Fourth Ave., Room 2500A
Portland, OR 97201

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/Contact: Steve Fosler/Fosler Portland Architecture LLC (503-241-9339)
1930 NW Lovejoy St./Portland, OR 97209

Owner: BB & S Development LLC
1440 SW Taylor St./Portland, OR 97205

Contract Purchaser: Dan Schalit/Planet Granite
924 Mason St./San Francisco, CA 94129

Site Address: 1405 NW 14TH AVE

Legal Description: BLOCK 238 LOT 1-4, COUCHS ADD
Tax Account No.: R180221570
State ID No.: 1N1E33AA 00600
Quarter Section: 2928
Neighborhood: Pearl District, contact Patricia Gardner at 503-243-2628.
Business District: Pearl District Business Association, Adele Nofield at 503-223-0070.
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
Plan District: Central City - River District, North Pearl subarea
Zoning: EXd – Central Employment with design overlay
Case Type: DZ AD – Design and Adjustment Review

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 building in the North Pearl subarea of the River District subdistrict of the Central City Plan District. An existing building and parking lot on the site will be demolished. The proposed building will house a three-story athletic facility. Proposed building materials include aluminum storefront and overhead doors, ribbed metal panels for walls the roofs, acrylic panels, ground-face block, skylights, and formed metal canopies. The Pettygrove Greenstreet right-of-way design standards for Pettygrove Street and the River District Standards for 14th and 15th Avenue rights-of-way apply to the proposal. No on-site parking will be provided and an Adjustment request has been made to reduce the number of required on-site loading spaces from one (PZC 33.266.310) to zero.

Approval Criteria:

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

- 33.825 Design Review
- 33.805 Adjustments
- River District Design Guidelines
- Central City Fundamental Design Guidelines

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 November 13, 2012 and determined to be complete on **December 27, 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

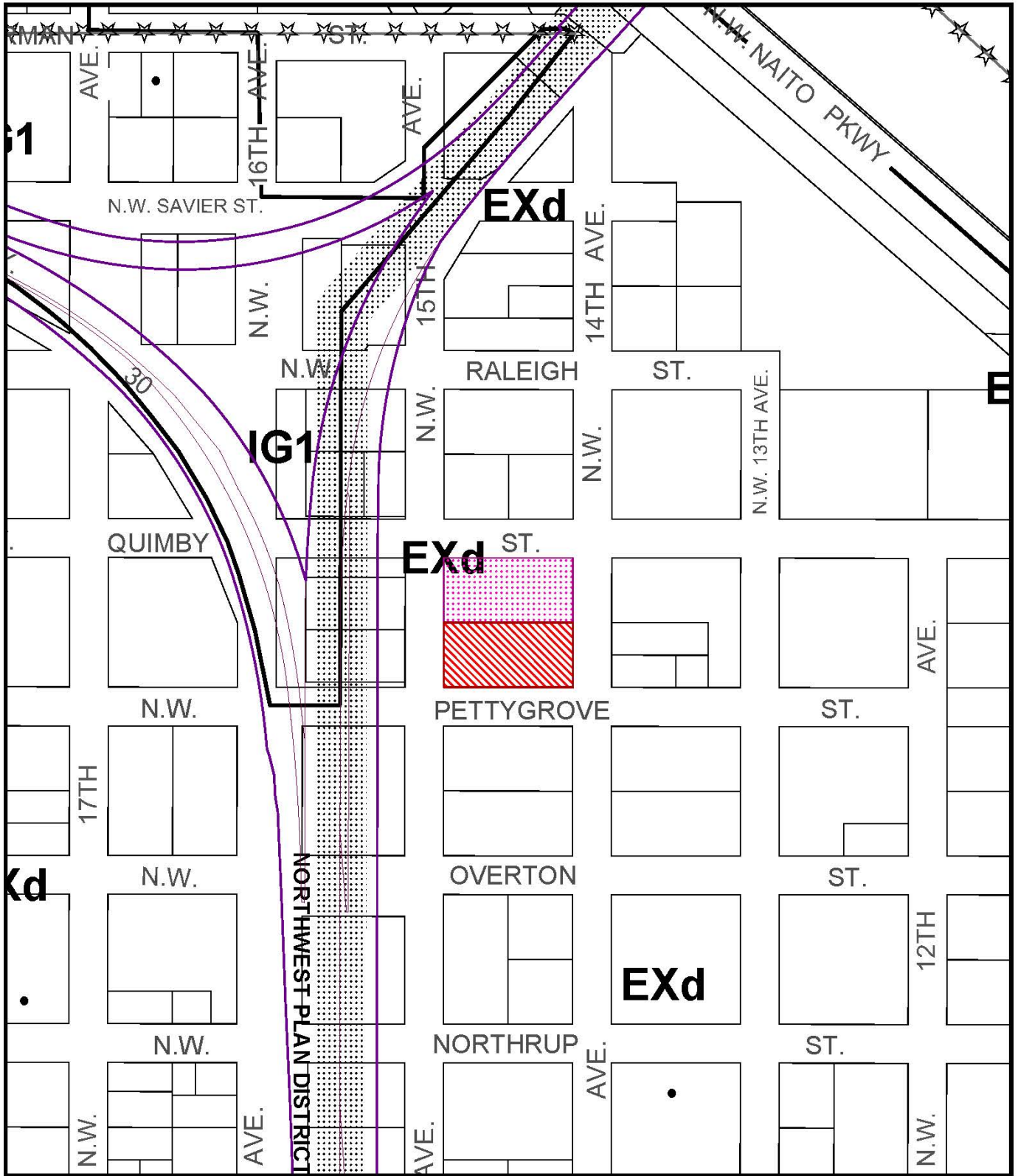
This public hearing will be cancelled if Portland Public Schools close due to inclement weather or other similar emergency. Check local television and radio reports for school closures. The hearing will be rescheduled for the earliest possible date. A renotification notice will not be sent. Please call 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
Elevations



ZONING

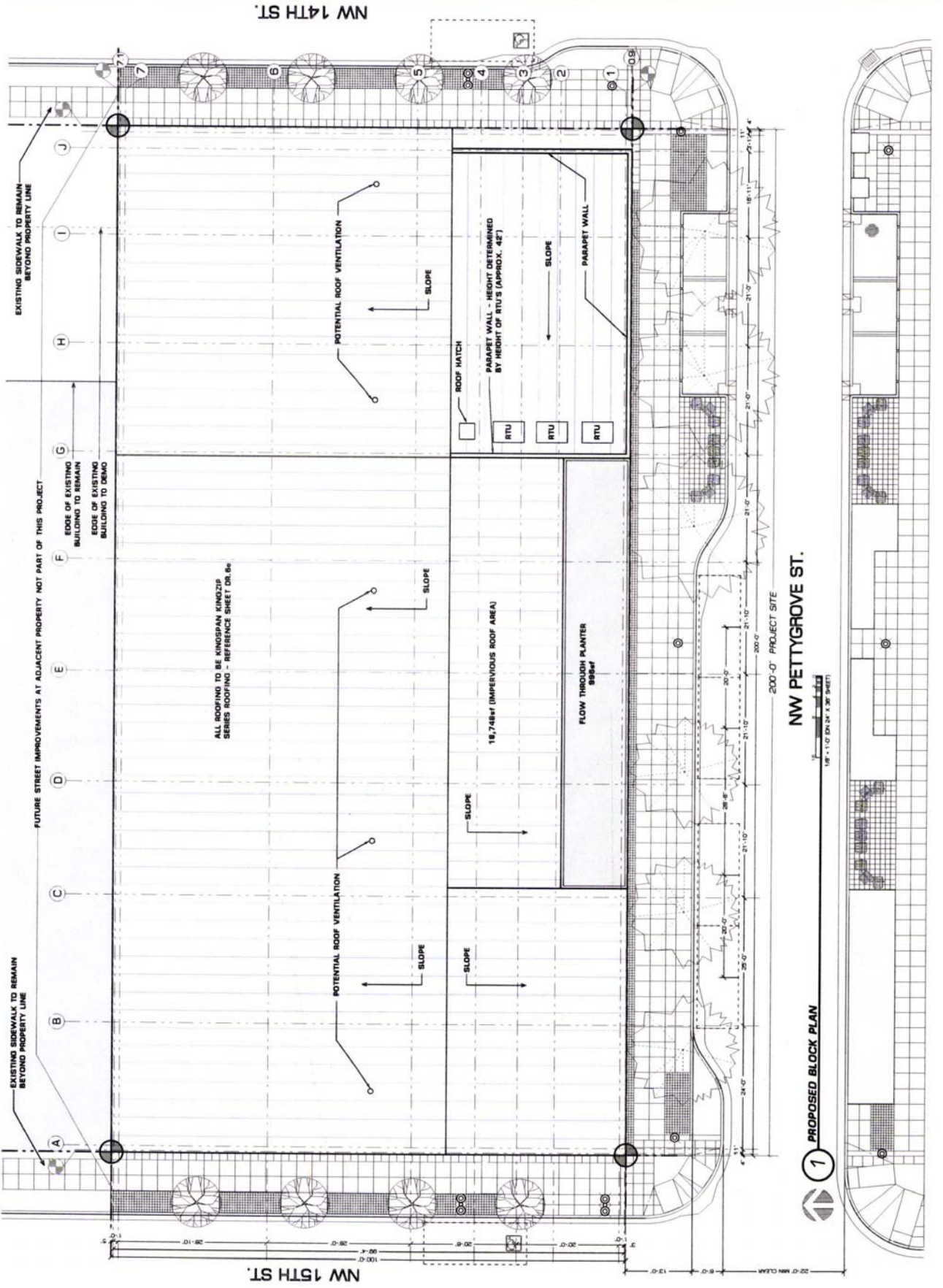
-  Site
-  Also Owned



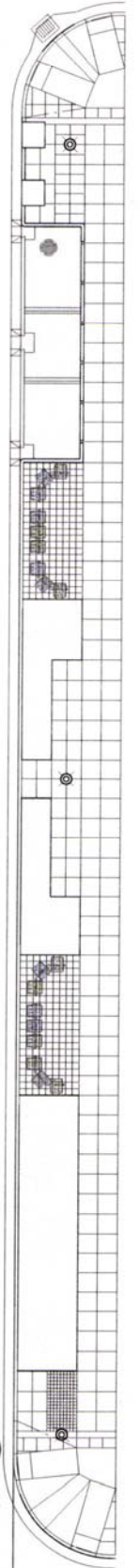
This site lies within the:
CENTRAL CITY PLAN DISTRICT

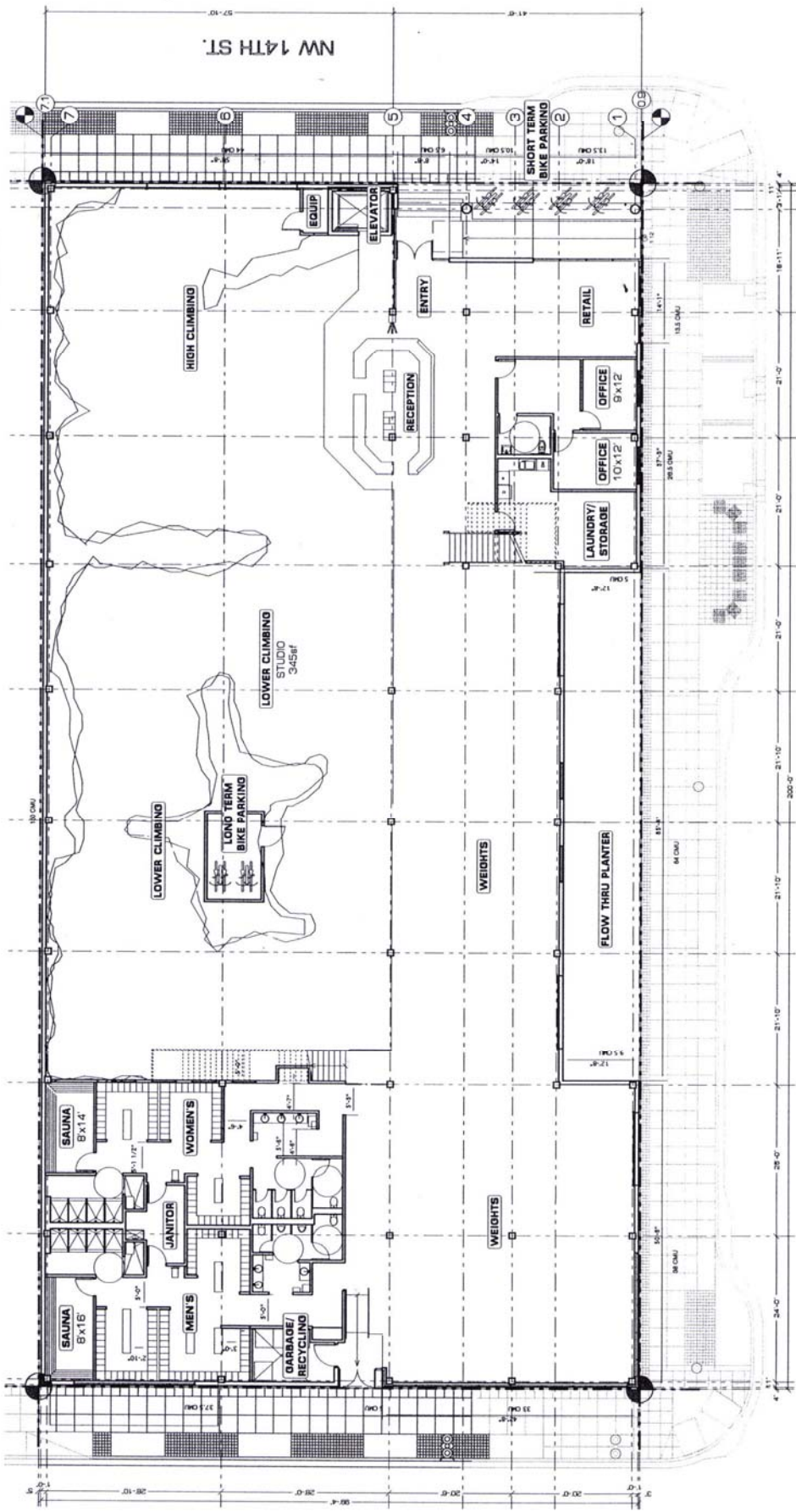
File No. LU 12-204811 DZ,AD
 1/4 Section 2928
 Scale 1 inch = 200 feet
 State_Id 1N1E33AA 600
 Exhibit B (Dec 27, 2012)

PGP	DATE	REVISIONS
DESIGN REVIEW	9 NOV/2012	
	9 NOV/2012	
	18 NOV/2012	
	19 DEC/2012	



1 PROPOSED BLOCK PLAN
NW PETTYGROVE ST.
200'-0" PROJECT SITE





PLANET GRANITE
 1405 NW 14th
 Portland, OR 97209

PGP
DESIGN REVIEW
9 NOV 2012
R1 19 NOV 2012
R2 19 DEC 2012

GROUND LEVEL PLAN



BUILDING CODE ANALYSIS

New Construction
 Building Type: Type III-B
 Building Height: 2 & 3 Floors - see elevations for varying heights (sheets DR.12 to DR.15). Min. building height: 36'-0", Max height: 60'-0"
 Sprinklers: Yes
 Alarm: Yes

ZONING CODE ANALYSIS

Zoning: EXd
 Use Category: Recreation Center
 Car Parking: None Required Due to Transit Service Available
 One Off-Street Loading Bay Required: Modification to 0 Requested thru Design Review
 Bike Parking: Long Term Spaces Required: 1 per 12,000 sq ft = 3
 Provided: 4 Spaces Inside

DR.8

GROUND LEVEL PLA

RENDERED ELEVATIONS

DR.4

RT 19 NOV 2012
R2 19 DEC 2012

9 NOV 2012

DESIGN REVIEW

PGP

1405 NW 14th
Portland, OR 97209
PERMIT #12-204811 LU

PLANET GRANITE

FOSLER
Architecture
1920 NW LOVEJOY STREET
PORTLAND, OREGON 97209
503-441-8208




SOUTH ELEVATION



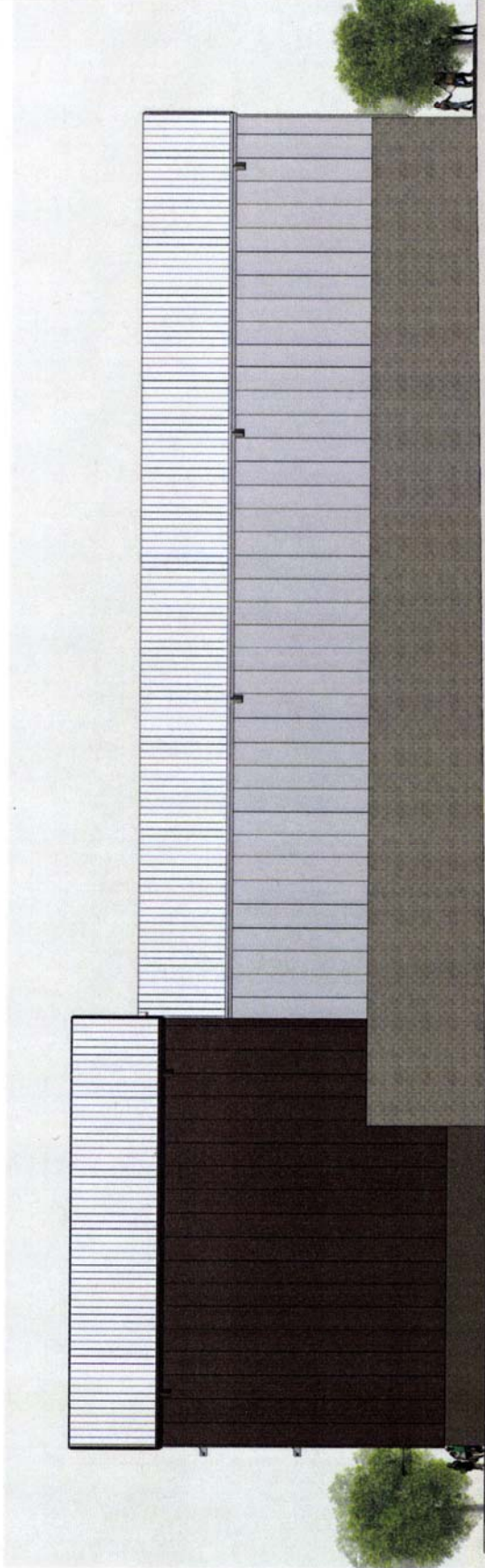
EAST ELEVATION



 <p>1405 NW LOVEJOY STREET PORTLAND, OREGON 97209 503.441.8008</p>	<p>PLANET GRANITE 1405 NW 14th Portland, OR 97209 PERMIT #12-204811 LU</p>	<p>PGP DESIGN REVIEW</p>	<p>9 NOV 2012</p>	<p>RR 19 NOV 2012 R2 19 DEC 2012</p>	<p>DR.4a</p>	<p>RENDERED ELEVATIONS</p>
---	---	----------------------------------	-------------------	--	---------------------	--------------------------------



WEST ELEVATION



NORTH ELEVATION