



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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www.portlandoregon.gov/bds

Date: January 31, 2013
To: Interested Person
From: Kara Fioravanti, Land Use Review, 503.823.5892

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

FILE: **12-156491 DA, DESIGN ADVICE REQUEST**
New Mixed-Use building, Con-way site Block 296
(supermarket and apartments)
REVIEW BY: Design Commission
WHEN: Thursday, February 21, 2013 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.

Applicants: Con-Way Freight
13704 NE Airport Way / Portland, OR 97230

Con-Way Properties Inc.
PO Box 4138 / Portland, OR 97208-4138

Craig Boretz, Con-Way Properties Inc.
1717 NW 21st Avenue / Portland, OR 97209

Tom Dichiara, CE John
1701 SE Columbia River Drive / Vancouver, WA 98661

Representatives: Bruce Brown, GBD Architects
1120 NW Couch Street, Suite 300 / Portland, OR 97209

Phil Beyl, GBD Architects, Inc.
1120 NW Couch Street, Suite 300 / Portland, OR 97209

Alan Jones, HOLST Architects
110 SE 8th Avenue / Portland, OR 97214

Site Address: 2170 NW 20TH RALEIGH (block bound by NW Raleigh, Quimby, 21st, 22nd)
Legal Description: BLOCK 296 LOT 1-10, COUCHS ADD; BLOCK 296 LOT 11-18, COUCHS ADD
Tax Account No.: R180231250, R180231350

State ID No.: 1N1E28CD 02500, 1N1E28CD 02600
Quarter Section: 2827, 2927

Neighborhood: Northwest District, contact John Bradley at 503-313-7574.
Business District: Nob Hill, contact Patricia Fielder at 503-407-6163.
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Plan District: Northwest
Zoning: EXd, Central Employment with design overlay
Other Designations: Con-way Northwest Master Plan area
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 proposed project will include the adaptive re-use of the existing 1950s-era, 36,000sf warehouse on the site into a 28,000sf specialty grocery store, with additional retail space in the balance of the building facing the 22nd Avenue frontage. On the 21st Avenue frontage of the site, there will be a new 6-story, U-shaped building contain approximately 110 apartment units and approximately 12,000 sf of additional ground floor retail space. Retail parking will be at-grade with 67 spaces and residential parking will be underground. The required 60' wide pedestrian accessway will bifurcate the 92,000 sf site – the west side of the pedestrian accessway allows the grocery use to spill out on the plaza with a market zone, a café zone, landscaping, and bike parking, and the east side of the pedestrian accessway includes fourteen 18'-long parking stalls. The project will be designed to meet LEED Gold standards.

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 the approved Con-way Northwest Master Plan. The Conway Northwest Master Plan, LU 12-135162 MS, was approved by the Hearings Officer in 2012.

This Design Advice Request application was submitted on June 29, 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 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 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 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

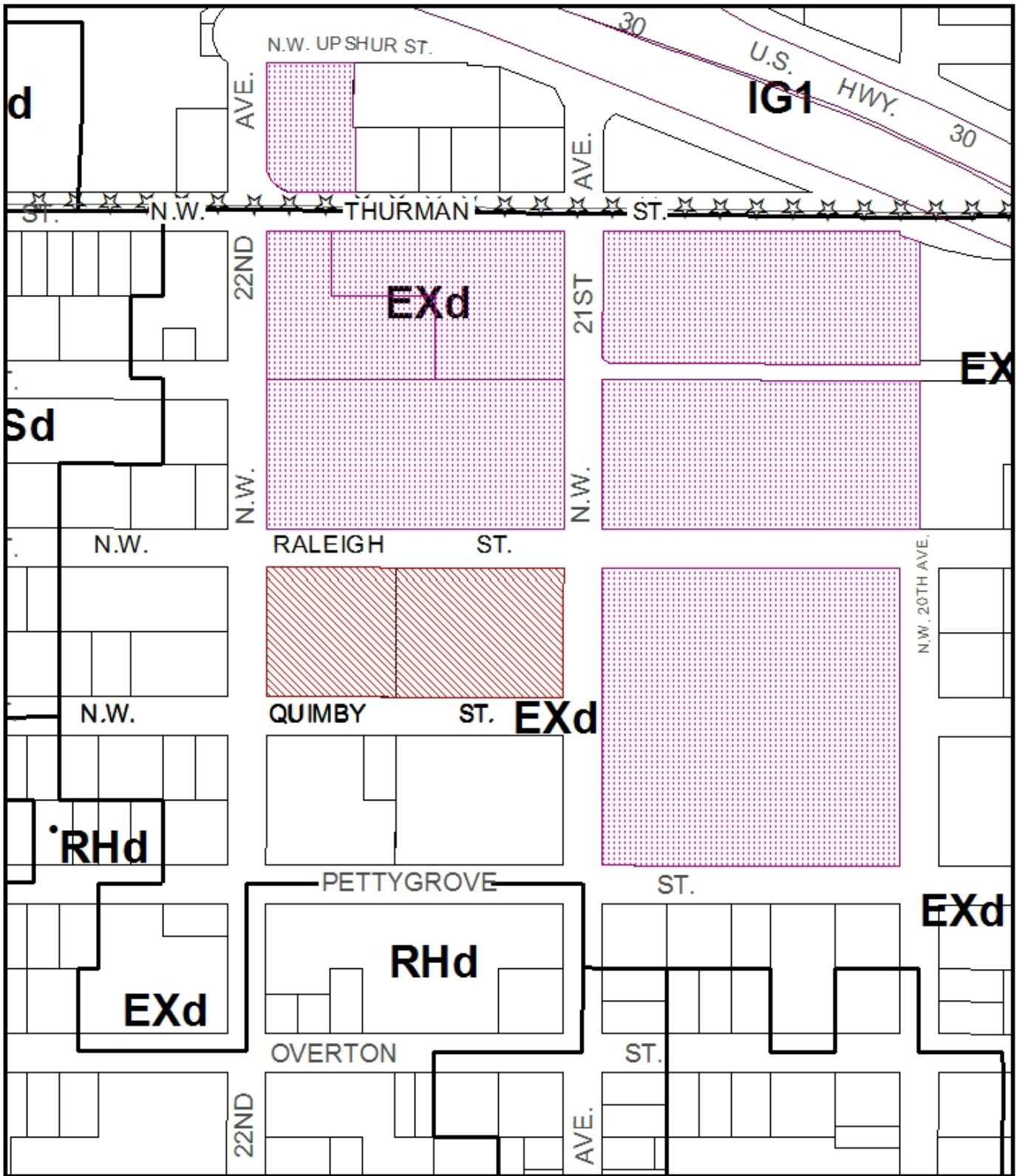
Design Advice Requests will provide informal, advisory response only. Responses received at the meeting may inform City staff when processing future land use reviews, but will not be considered a formal directive from the Commission. The Commission may offer future procedural or design direction, and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



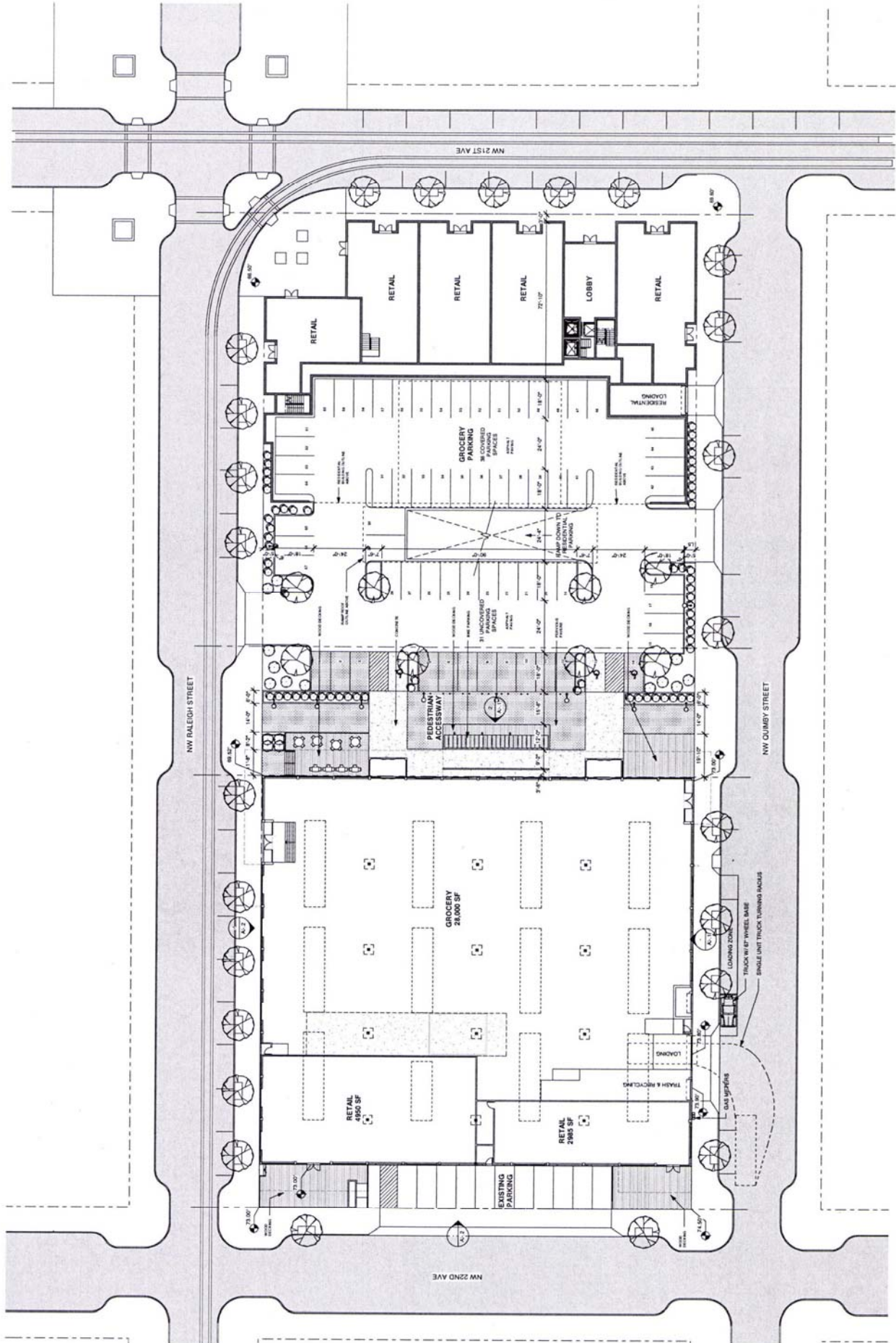
ZONING

-  Site
-  Also Owned
-  Historic Landmark

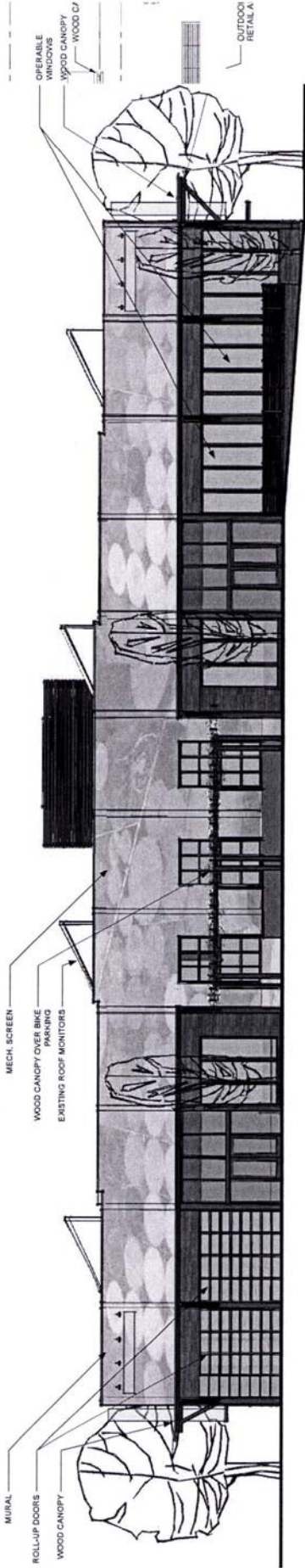


This site lies within the:
NORTHWEST PLAN DISTRICT

File No. LU 12-156491 DAR
 1/4 Section 2827,2927
 Scale 1 inch = 200 feet
 State_Id 1N1E28CD 2500
 Exhibit B (Jul 06,2012)



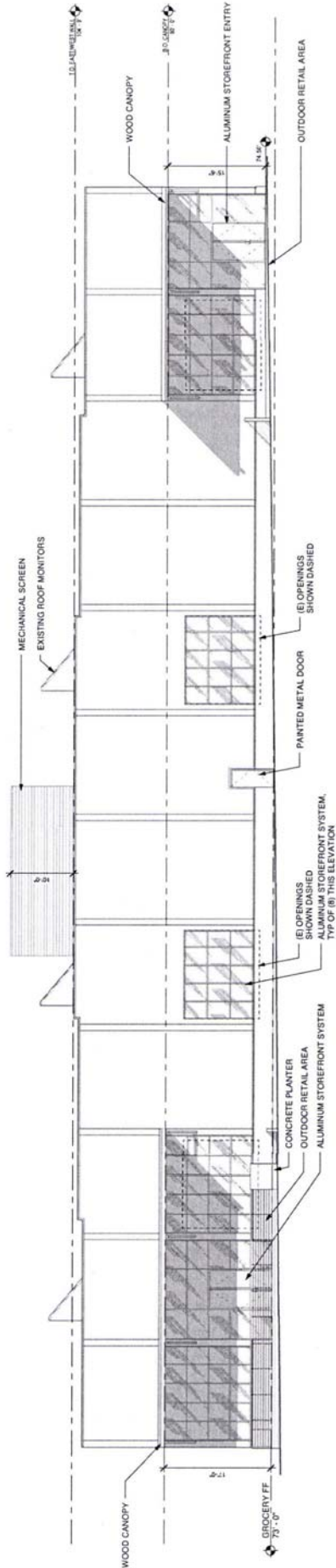
PROPOSED SITE PLAN



EAST EXTERIOR ELEVATION, NTS

Ground story window % of length: 162'-6" / 200'-0" = 81% (60% req)

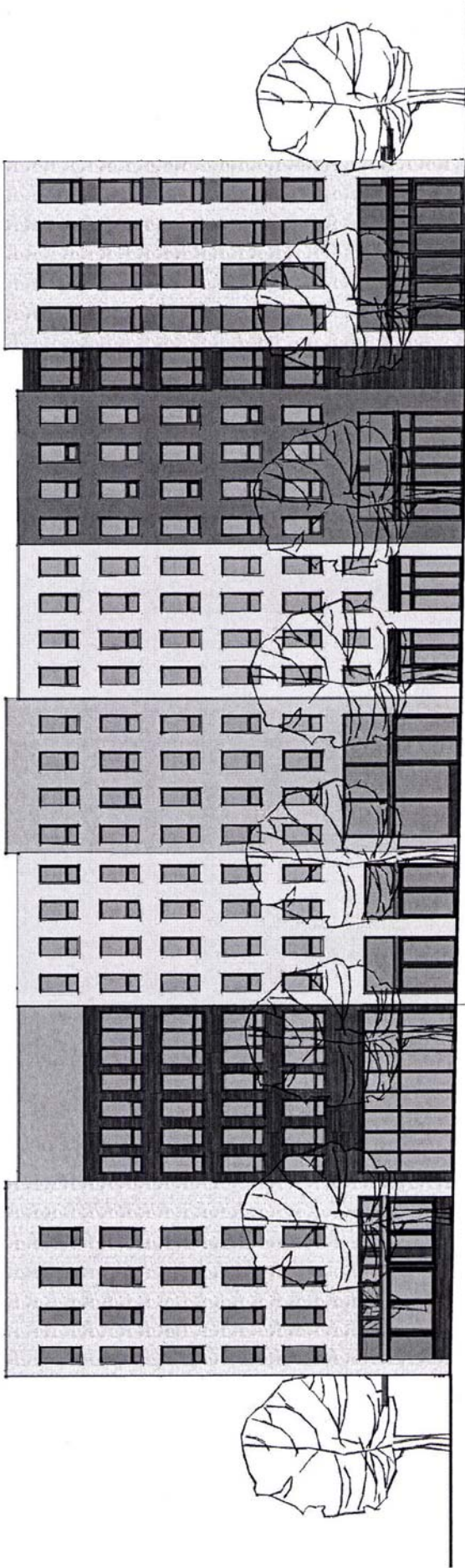
Ground story window % of area below 12'-0": 1,550 sqft. / 2,389 sqft. = 65% (25% req)



WEST EXTERIOR ELEVATION, NTS

Ground story window % of length: 105'-0" / 200'-0" = 53% (60% req)

Ground story window % of area below 12'-0": 966 sqft. / 2,934 sqft. = 33% (25% req)



EAST EXTERIOR ELEVATION, NTS