

POSTING NOTICE

CASE FILE: LU 13-214772 DZM, MS, AD
(PC # 13-212680)

Park Avenue West Tower

REVIEW BY: Design Commission

WHEN: November 21, 2013 at 1:30PM

WHERE: 1900 SW Fourth Avenue, Room 2500A
Portland, OR 97201

Land-Use Review: Design Review (DZ), Modification (M), Central City Master Plan Amendment (MS), Adjustment (AD)

Proposed Building Location: 728 SW 9TH AVENUE

Legal Description: PORTLAND PARK BLOCKS BLOCK 4 LOT 1-4, PORTLAND;
PORTLAND PARK BLOCKS LOT 2 BLOCK 4, CANCEL INTO R246979/ PORTLAND;
PORTLAND PARK BLOCKS S 1/2 OF LOT 3 BLOCK 4, CANCEL INTO R246979/
PORTLAND; PORTLAND PARK BLOCKS N 1/2 OF LOT 3 BLOCK 4; LOT 4 BLOCK 4,
CANCEL INTO R246979/PORTLAND

Zoning/Designation: CXd, Central Commercial with Design overlay

Proposal: The applicant seeks **Design Review** for a new 30-story mixed-use tower. The project includes underground parking, 2 floors of retail, 15 floors of housing, and 13 floors of office. The tower has been approved in 2007 as a 33-story tower and also in 2009 as a 26-story tower. The current proposal matches the 26-story tower design exactly, but includes 4 additional floors. Other than the additional 4 floors, nothing else about the exterior design is changed. The requested **Modification** is to allow the penthouse level and spire to extend above the 460' height limit in excess of the exceptions listed in 33.130.210 B. The **Central City Master Plan Amendment** is necessary to allow an increase in the transfer of floor area from Director Park (formerly known as Park Block 5) to the proposed tower site (Park Block 4). In 2009 an MS approval allowed a 9.1:1 FAR transfer. The current proposal is for an additional 2.6:1 FAR transfer, for a total FAR transfer of 11.7:1 from Director Park to Park Block 4. The **Adjustment** request is to allow vehicle access from SW Park Avenue.

Further information is available from the Bureau of Development Services. Please contact Kara Fioravanti at (503) 823-5892 or at 1900 SW Fourth Ave., Suite 5000, Portland, OR 97201.

The Bureau of Development Services is committed to providing equal access to information and hearings. If you need special accommodations, please call 503-823-7300 (TTY 503-823-6868).