



**City of Portland, Oregon**  
**Bureau of Development Services**  
**Land Use Services**

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner  
Paul L. Scarlett, Director  
Phone: (503) 823-7300  
Fax: (503) 823-5630  
TTY: (503) 823-6868  
[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** December 20, 2013  
**To:** Interested Person  
**From:** Hillary Adam, Land Use Services  
503-823-3581 / [Hillary.Adam@portlandoregon.gov](mailto:Hillary.Adam@portlandoregon.gov)

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

**CASE FILE:** LU 13-211645 DZM – 11<sup>th</sup> & Jefferson Apts  
PC # 13-154618  
**REVIEW BY:** Design Commission  
**WHEN:** January 9, 2014 @ 1:30pm  
**WHERE:** 1900 SW Fourth Ave., Room 2500A  
Portland, OR 97201

It is important to submit all evidence to the Design Commission. City Council will not accept additional evidence if there is an appeal of this proposal.

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:** Steve Poland, Applicant 503-245-7100  
Ankrom Moison Associated Architects  
6720 SW Macadam, Suite 100  
Portland, OR 97219

Peter Wenner, Owner 702-735-0155  
PH Portland Jefferson LLC  
100 N City Parkway Suite 1700  
Las Vegas, NV 89106

Barbara Shaw, Owner 503-823-3339  
City Of Portland Housing Bureau  
421 SW 6th Ave Suite 500  
Portland, OR 97204

**Site Address:** 1101-1139 SW JEFFERSON ST

**Legal Description:** BLOCK 263 LOT 3-6 TL 5300, PORTLAND  
**Tax Account No.:** R667729200, R667729200

**State ID No.:** 1S1E04AA 05300, 1S1E04AA 05300  
**Quarter Section:** 3128

**Neighborhood:** Portland Downtown, contact Jennifer Geske at 503-750-9843.  
**Business District:** None  
**District Coalition:** Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

**Plan District:** Central City - West End

**Zoning:** RXd – Central Residential with Design overlay

**Case Type:** DZM – Design Review with Modification requests  
**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 proposes a new 15-story building with 195 residential units, 13,000 square feet of commercial space, two levels of underground parking for 94 vehicles, a central bicycle storage room to accommodate 300 bicycles, one loading space accessed from SW 12<sup>th</sup> Avenue, and a common roof deck and community room on the 15<sup>th</sup> floor. A total of 197,368 gross square feet of floor area is proposed, for a total FAR of 11.7:1, with the 3.7:1 FAR over the 8:1 base FAR earned through the Large Dwelling Unit and Below Grade Parking bonus options in the Central City Plan District. Proposed exterior materials include brick, thin masonry cladding, two shades of metal panel, fiberglass windows, painted steel balconies, and metal panel canopies.

Three modifications to the Zoning Code standards are requested:

1. 33.130.230 *Ground Floor Windows* to reduce the required window length from 39 feet to 28 feet;
2. 33.266.310.D *Size of loading spaces* to reduce the required length and clearance of the Standard A loading space from 35 feet to 31 feet and from 13 feet to approximately 12 feet, respectively; and
3. 33.266.220.C *Standards for all bicycle parking* to reduce the bicycle parking space width from the required 2 feet to 14.76 inches for all 300 required long-term bicycle parking spaces.

Design Review is required because the proposal is for a new building in the Central City Plan District.

**Relevant Approval Criteria:**

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

- 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 October 1, 2013 and determined to be complete on November 13, 2013.

**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](http://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.

We are seeking your comments on this proposal. The evidentiary proceeding before the Design Commission will be the only opportunity for the parties to submit oral and written evidence in this matter. Any appeal to the City Council will be limited to legal arguments concerning the Design Commission decision and the evidence in the record compiled by the Design Commission in support of that decision.

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. The Design Commission will make a decision about this proposal at the hearing or will grant a continuance.

Comments for a Design Review or Historic Design Review should be sent directly to the Planning staff listed in this document.

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 Design Commission decision to City Council. However, the appeal to City Council will be conducted as an on-the-record review of the Design Commission decision. The City Council will consider legal arguments (for example arguments pointing out ways the Design Commission decision improperly interprets or applies relevant approval criteria). The City Council will also consider arguments that the Design Commission findings are not

supported by the evidence submitted to the Design Commission. However, the City Council will not accept or consider new evidence that was not submitted to the Design Commission.

A fee is charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver. City Council's decision may be appealed to the Oregon Land Use Board of Appeals (LUBA).

Failure to raise an issue, in person or by letter, by the close of the record by the Design Commission in 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 on that issue may not be allowed.

Thank you for any information you can provide to help us make this decision. Please call me if you have any questions. My name and number are on the first page of this notice.

#### **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](http://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

Ground Level Plan showing SW 11<sup>th</sup> Avenue Lobby

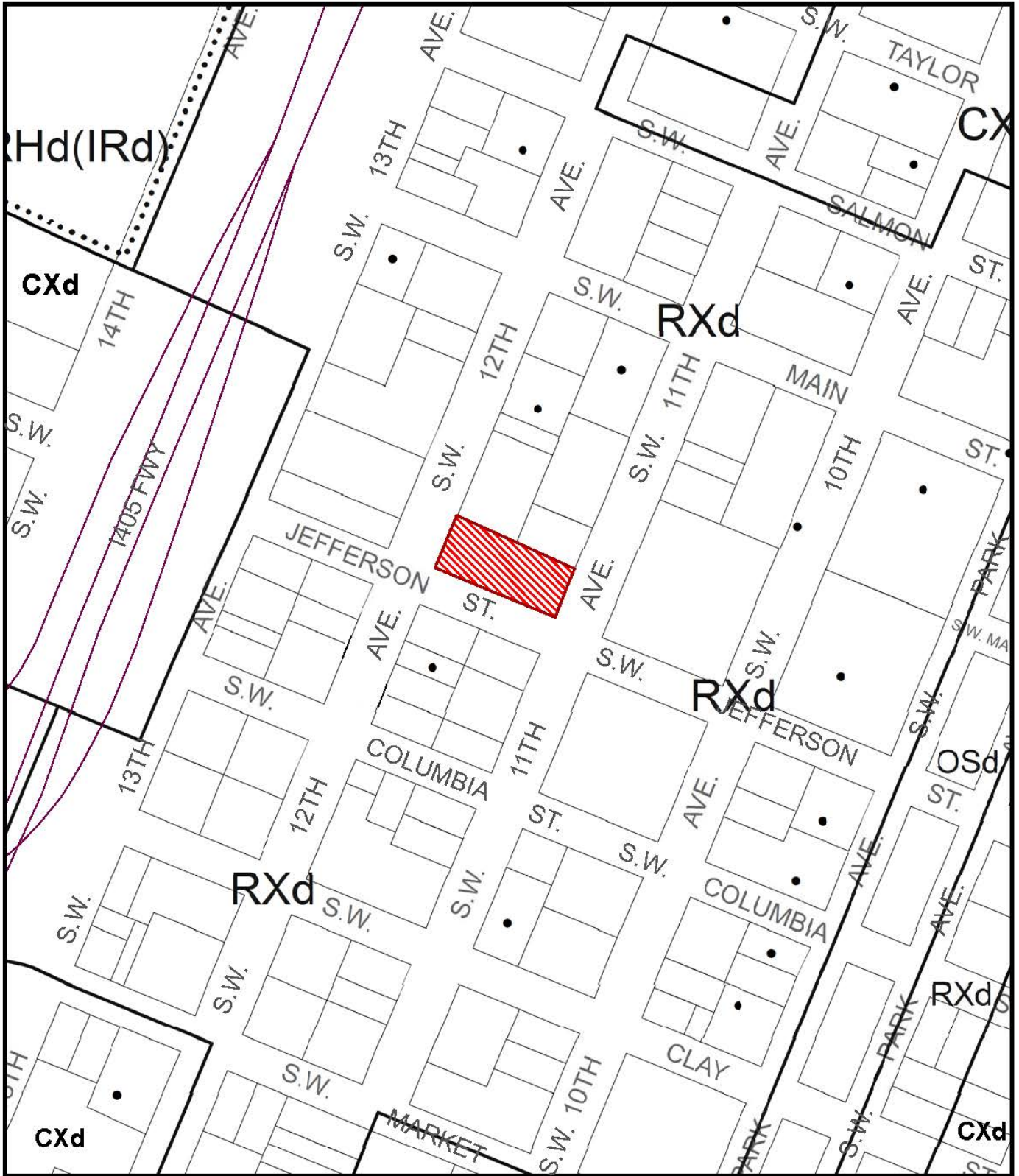
Ground Level Plan showing SW 12<sup>th</sup> Avenue Garage Access & Loading

South Elevation

West & East Elevations

North Elevation





# ZONING



Site

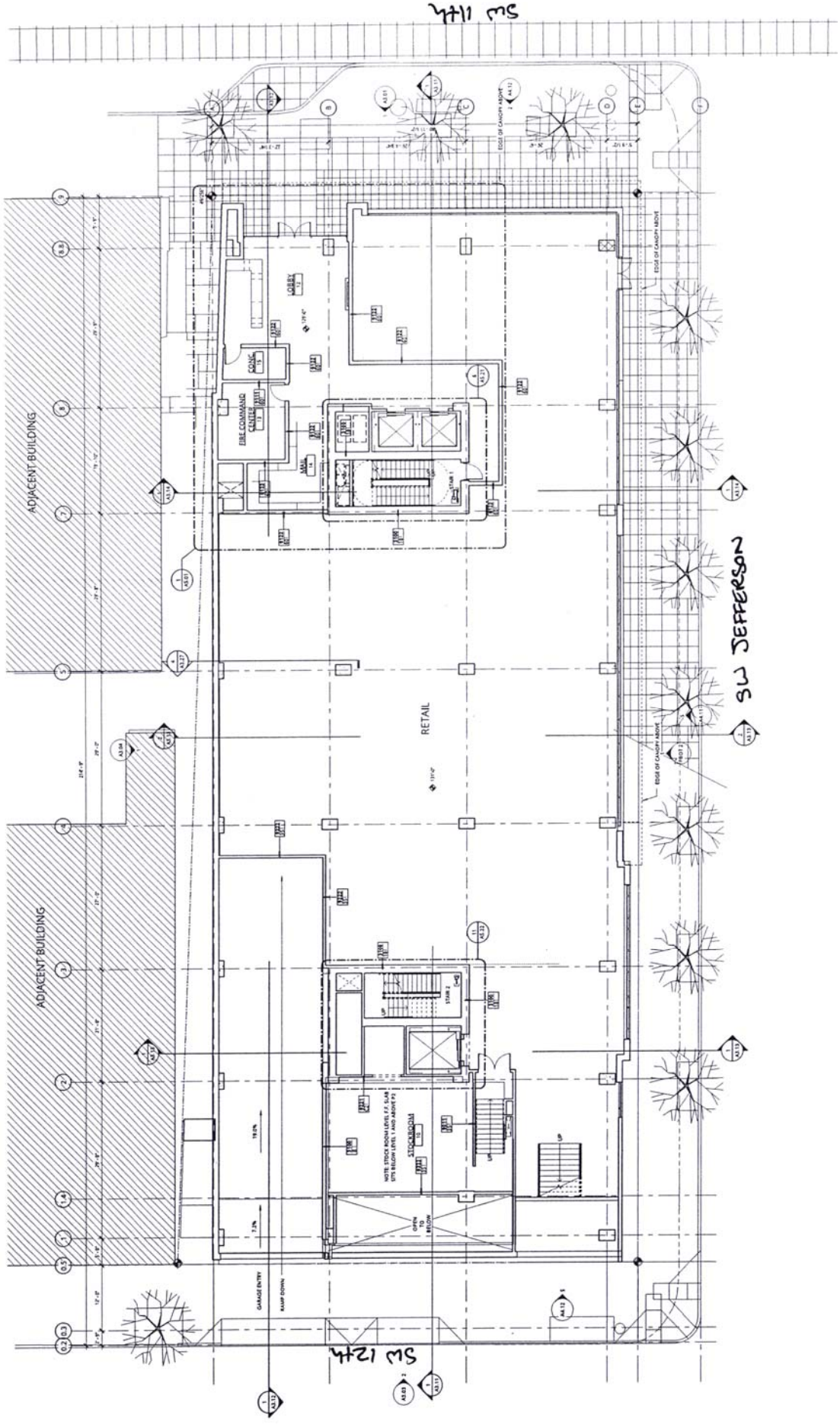


Historic Landmark



This site lies within the:  
**CENTRAL CITY PLAN DISTRICT**  
**DOWNTOWN - WEST END**

File No.	LU 13-211645 DZM
1/4 Section	3128
Scale	1 inch = 200 feet
State_Id	1S1E04AA 5300
Exhibit	B (Oct 04, 2013)

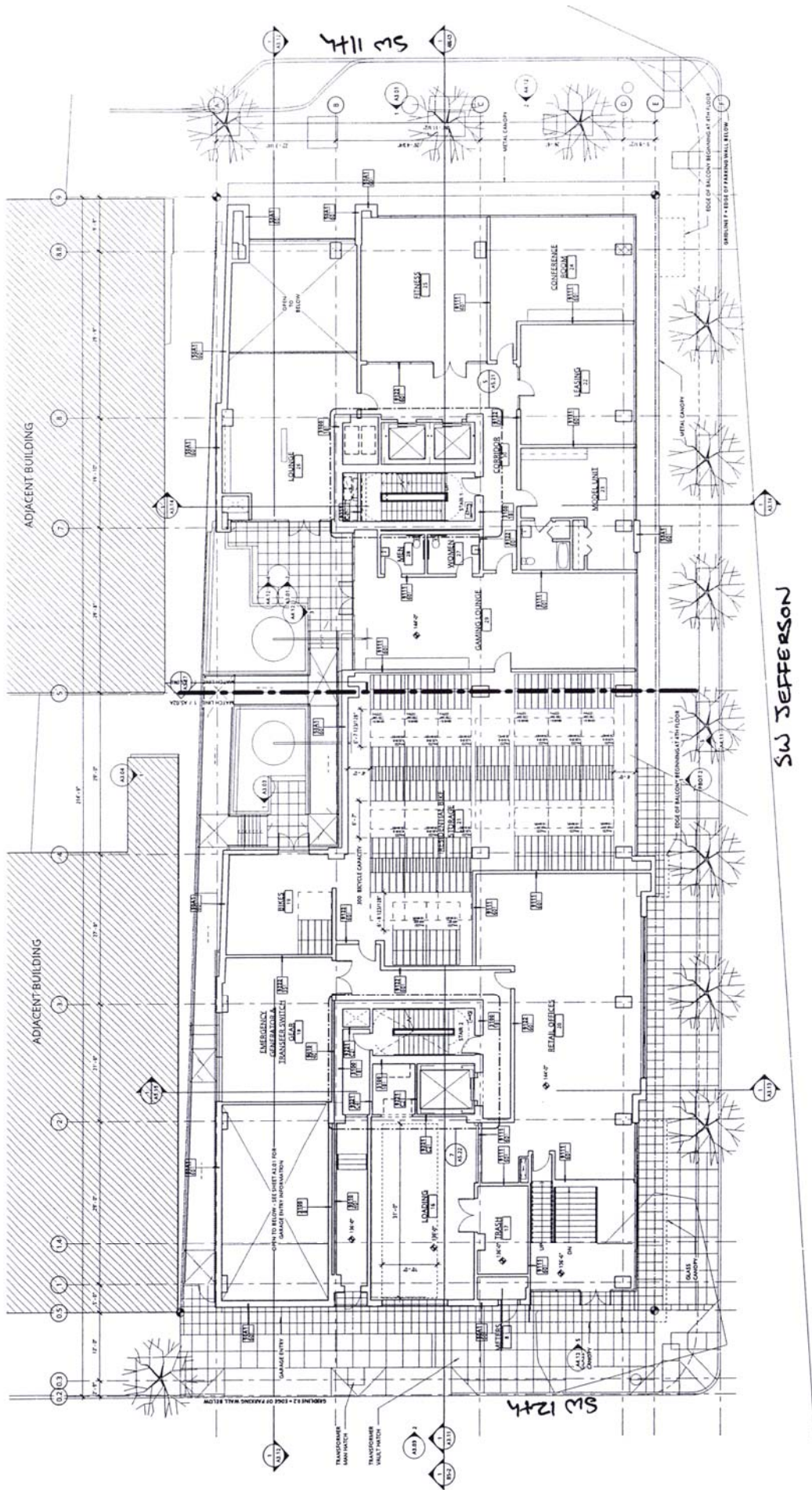


SW JEFFERSON

SW 12th

SW 14th





ADJACENT BUILDING

ADJACENT BUILDING

SW JEFFERSON

SW 12TH

TRANSFORMER MAIN SWITCH  
TRANSFORMER MAIN SWITCH

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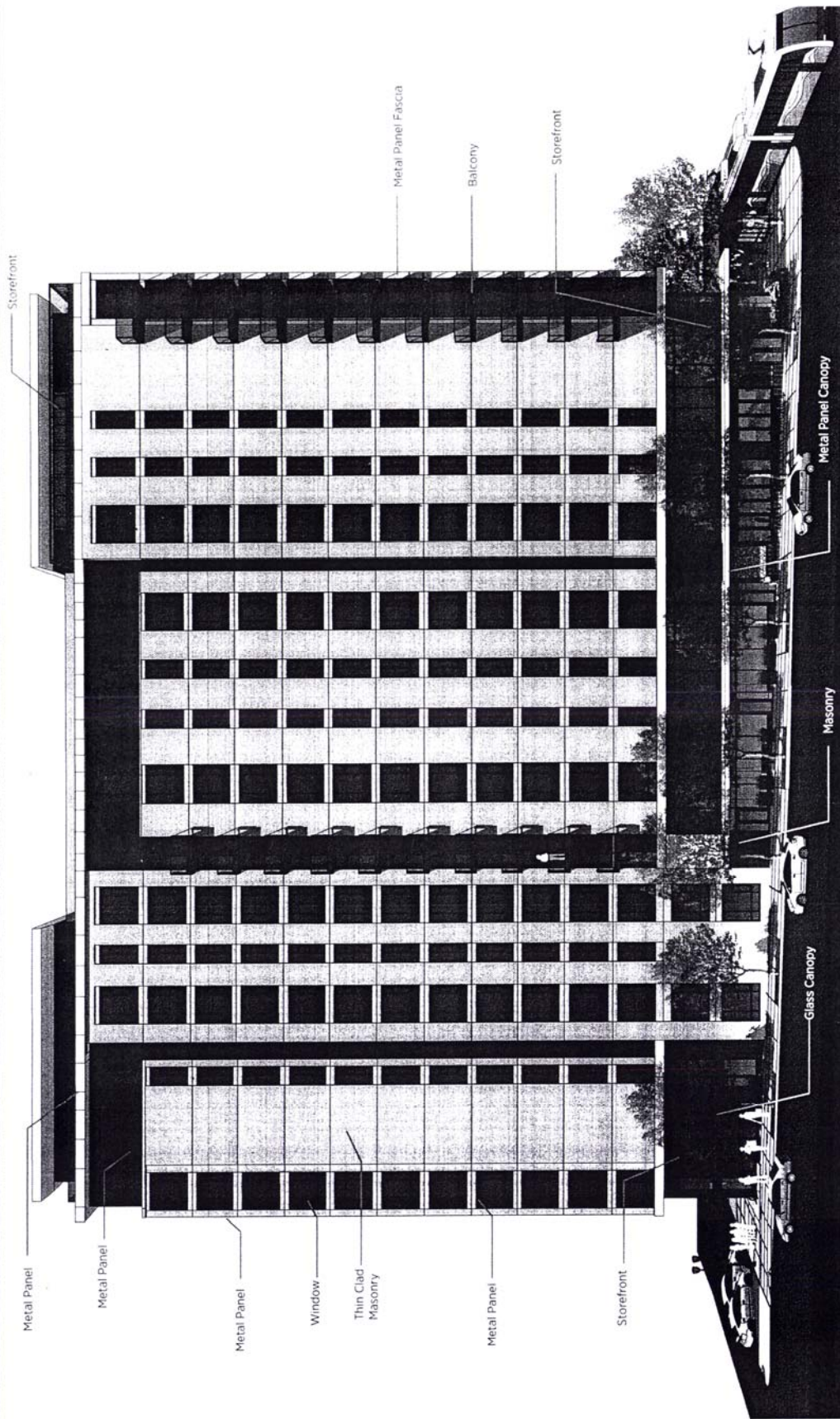
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South Elevation C.46

11TH & JEFFERSON APARTMENTS / PORTLAND, OR



LU13-211645DZM

DESIGN REVIEW EXHIBITS  
OCTOBER 01, 2013

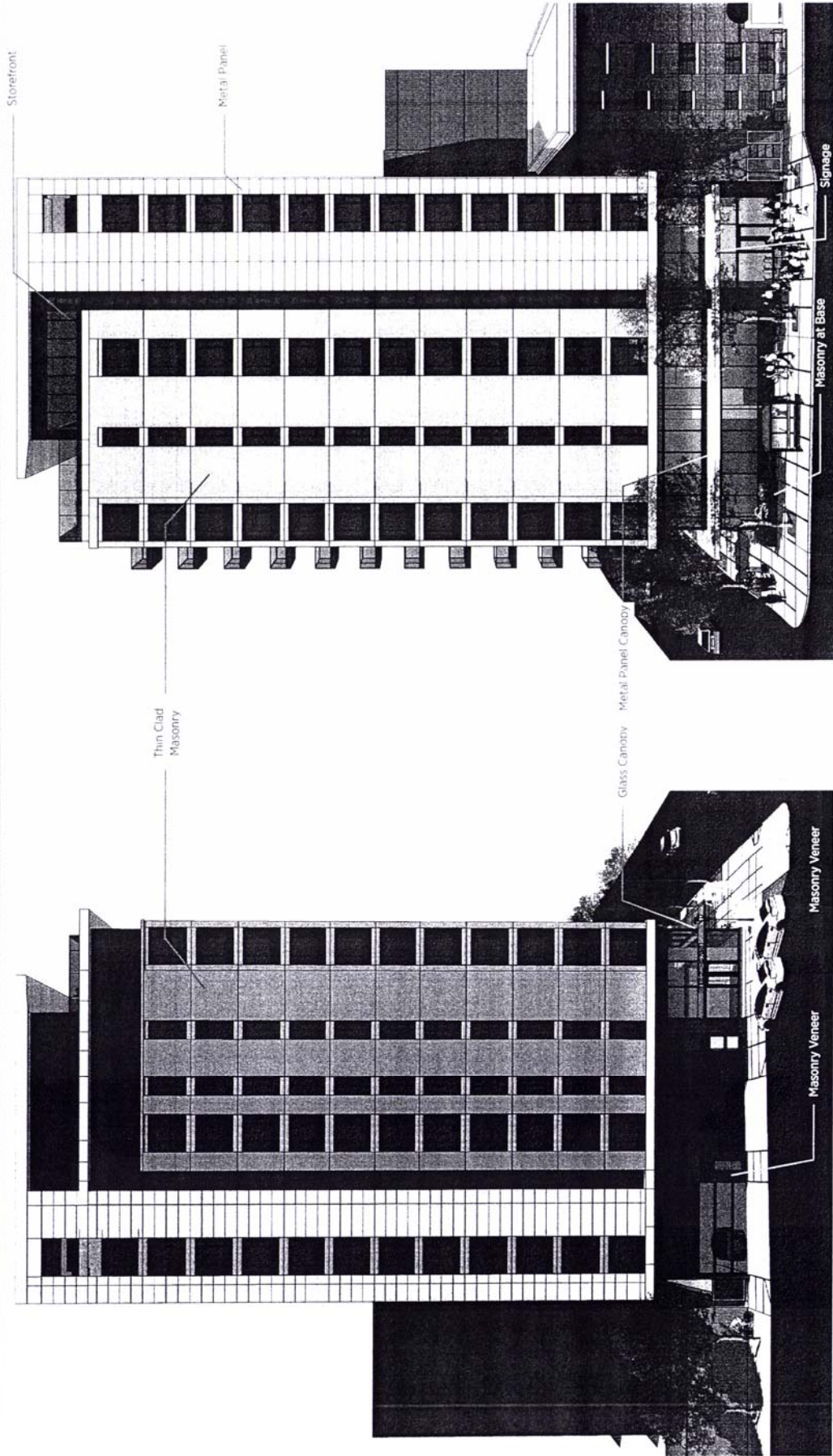
THE MOLASKY GROUP OF COMPANIES  
ANKROM MOISAN ARCHITECTS, INC.





West & East Elevations C.47

11TH & JEFFERSON APARTMENTS / PORTLAND, OR



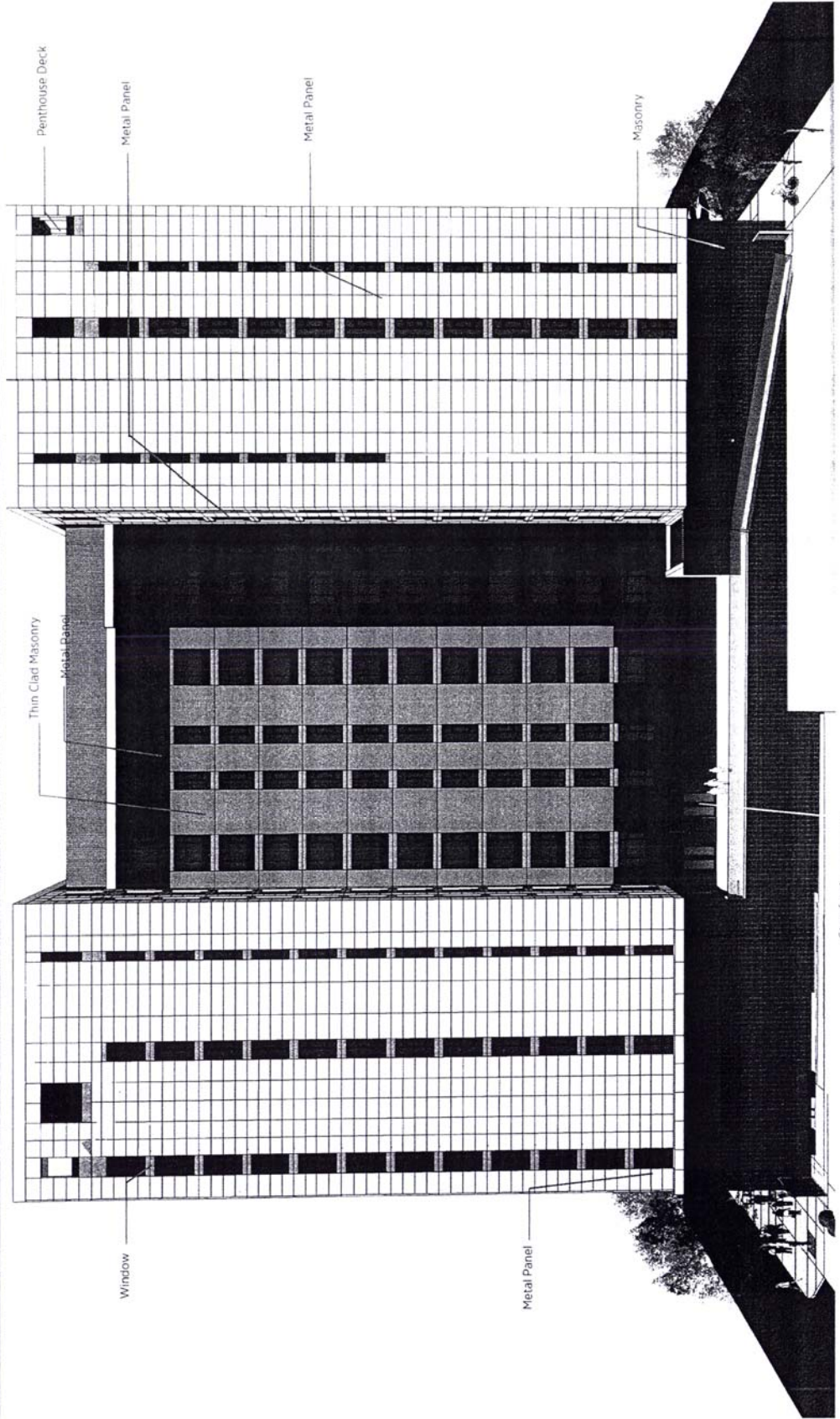
THE MOLASKY GROUP OF COMPANIES  
ANKROM MOISAN ARCHITECTS, INC.

DESIGN REVIEW EXHIBITS  
OCTOBER 01, 2013

LU 13-211645 DZM

North Elevation C.48

11TH & JEFFERSON APARTMENTS / PORTLAND, OR



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