



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

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner
Paul L. Scarlett, Director
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www.portlandoregon.gov/bds

Date: February 11, 2014
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 13-231297 DZM PC # 13-186937
REVIEW BY: Design Commission
WHEN: Thursday March 6, 2014 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: Kurt Schultz/SERA Architects (503-445-7312)
338 NW 5th Ave/Portland, OR 9720

Owners: Sam Rodriguez/Mill Creek Residential Trust LLC
220 NW 2nd Ave/Portland, OR 97209

Lynn R Stafford & John H Rosenfeld
415 SW Edgecliff Rd / Portland, OR 97219-8510

Site Address: 1420 NW 14TH AVE

Legal Description: BLOCK 239 W 1/2 OF LOT 1, COUCHS ADD; E 1/2 OF LOT 1&4
BLOCK 239 LOT 5-8 BLOCK 239, COUCHS ADD; BLOCK 239 LOT 3 W
1/2 OF LOT 4, COUCHS ADD; BLOCK 239 LOT 2, COUCHS ADD

Tax Account No.: R180221660, R180221680, R180221740, R180221760
State ID No.: 1N1E33AA 00400, 1N1E33AA 00200, 1N1E33AA 00300, 1N1E33AA
00500

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: DZM - Design Review with Modifications

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 9-story mixed-use building with 290 apartments, ground level leasable office space, and below-grade parking for 215 cars in the North Pearl Area of the River District of the Central City Plan District. The building is a u-shape design finished in metal and cementitious panels, and brick, with vinyl windows, storefront and curtainwall systems. A new loading dock will run along the NW 13th Avenue frontage and an inner courtyard opens onto NW Pettygrove Street.

Modifications requested include:

1. 33.266.130.F & Table 266-4 Parking Space Width – To reduce some parking space widths in the garage from 8'-6" to 7'-2" due to structural column placement.
2. 33.266.310.D Size of Loading Spaces – To reduce the loading space height clearance from 10'-0" to 8'-2".
3. 33.266.220.C3 Long-Term Bicycle Parking Spacing – To reduce the widths of long-term bicycle parking wall-mounted rack spaces from 2'-0" to 1'-6".

Relevant Approval Criteria:

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

- 33.825 Design Review
- 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 22, 2013 and determined to be complete on January 14, 2014.

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.

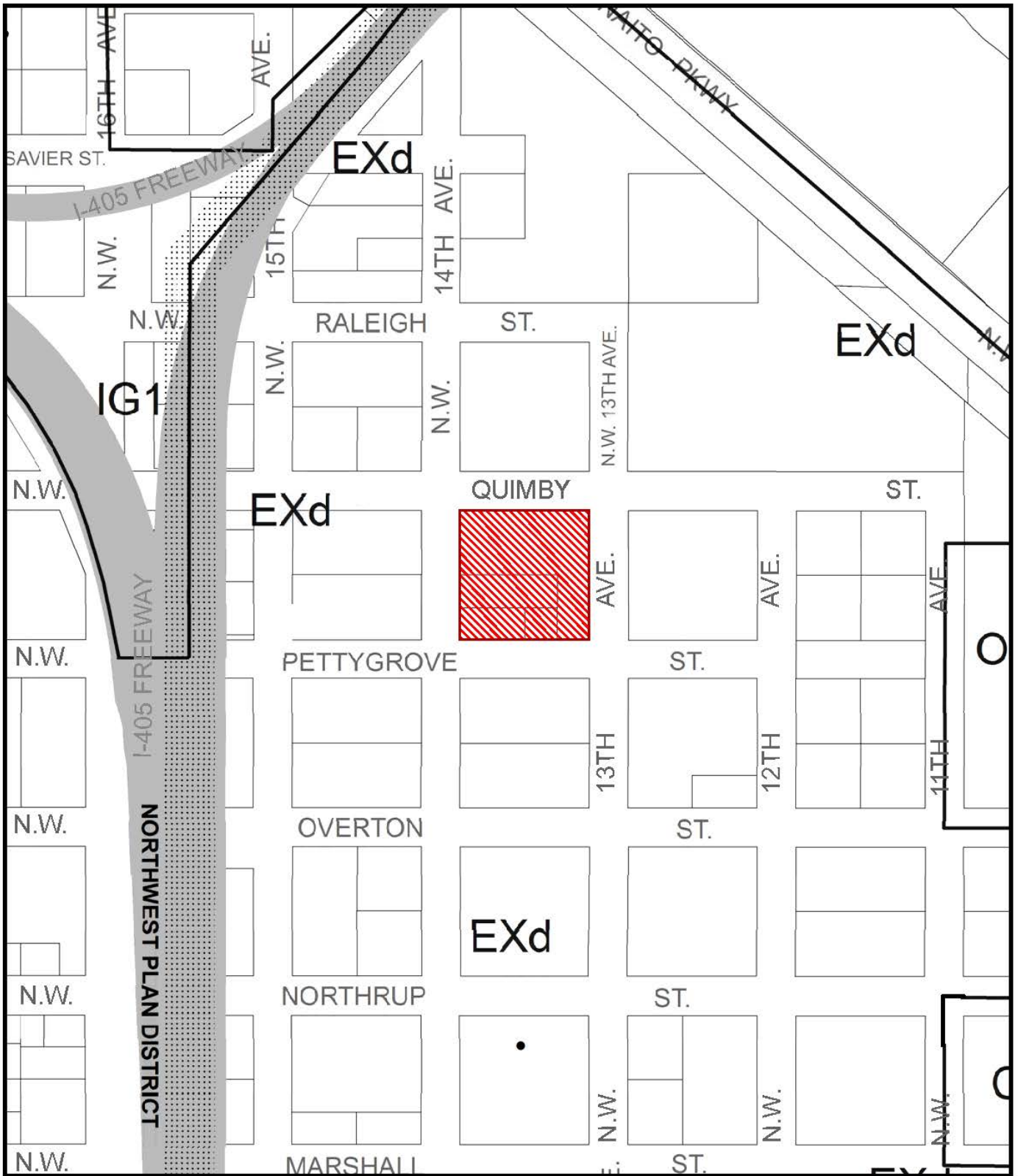
HEARING CANCELLATION

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

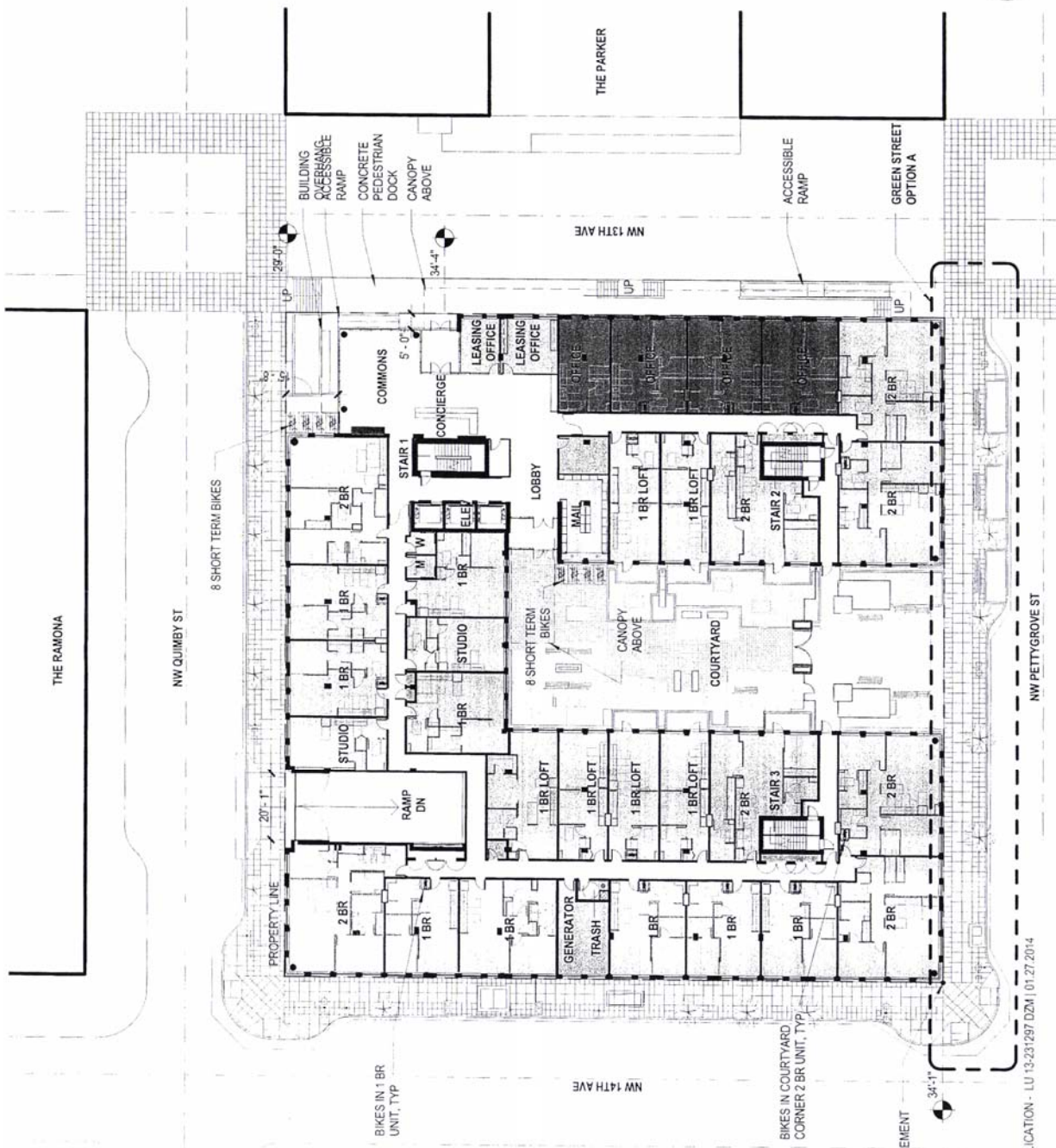


Site



This site lies within the:
CENTRAL CITY PLAN DISTRICT
RIVER DISTRICT
NORTH PEARL SUB AREA

File No. LU 13-231297 DZM
 1/4 Section 2928
 Scale 1 inch = 200 feet
 State_Id 1N1E33AA 200
 Exhibit B (Nov 26, 2013)



DR-BICYCLE PARKING - LONG TERM - STORAGE

TYPE	COUNT	PARKABLE BIKES
SARIS 8016 BIKE RACK	4	24
SARIS 8090 BIKE RACK	35	280
		304

DR-BICYCLE PARKING - LONG TERM - UNITS

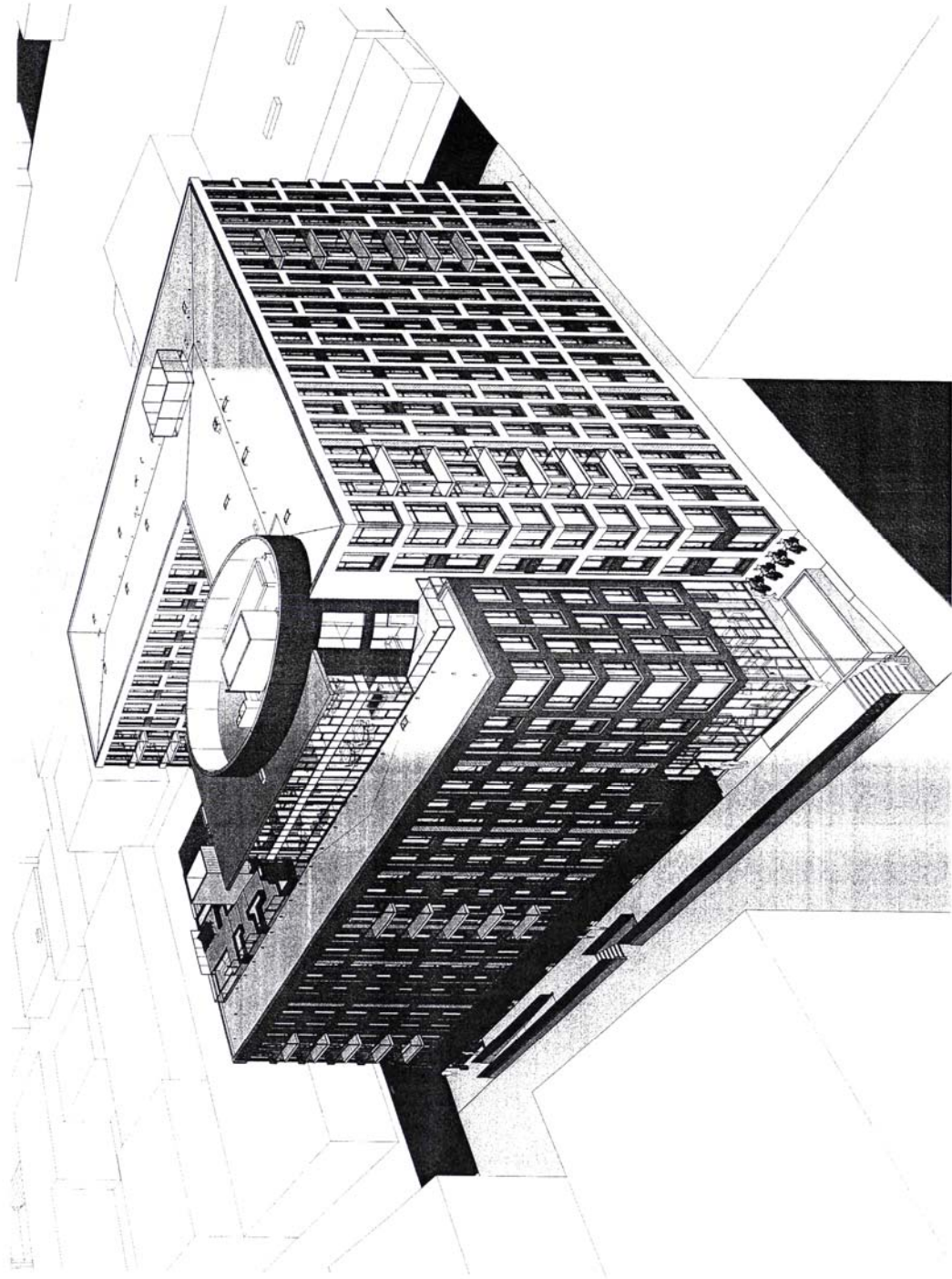
TYPE	COUNT	PARKABLE BIKES
BIKE RACK - DOBBA DELTA	131	131
		131

TOTAL LONG TERM - 435 BIKES

DR-BICYCLE PARKING - SHORT TERM

TYPE	COUNT	PARKABLE BIKES
BIKE RACK	8	16
		16





1420 PEARL DESIGN REFERENCE APPLICATION, LLC 10-27-2017 257 DZN 10/10/2014

AERIAL VIEW FROM NORTHEAST CT