



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

FROM CONCEPT TO CONSTRUCTION

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Date: April 25, 2014
To: Interested Person
From: Staci Monroe, Land Use Services
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**NOTICE OF A PUBLIC HEARING ON A PROPOSAL
IN YOUR NEIGHBORHOOD**

CASE FILE: LU 14-117884 DZM – Block 37
PC # 14-115494
REVIEW BY: Design Commission
WHEN: Thursday, May 15, 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: Katherine Schultz & Russell Hale | GBD Architects | 1120 NW Couch St Suite 300 | Portland, OR 97209
Owner: MUI 37 Holdings LLC | 1411 4th Avenue Suite 500 | Seattle, WA 98101
Developer: Dayna Dealy | Mack Urban Development | 1411 Fourth Ave Suite 500 Seattle, WA 98101
Site Address: 3700 SW RIVER PARKWAY
Legal Description: LOT 12, WATERFRONT SOUTH NO 2; LOT 13, WATERFRONT SOUTH NO 2
Tax Account No.: R882450650, R882450700, R882450650, R882450650, R882450700
State ID No.: 1S1E10DB 00206, 1S1E10DB 00207, 1S1E10DB 00206, 1S1E10DB 00206, 1S1E10DB 00207
Quarter Section: 3430
Neighborhood: South Portland NA., contact Jim Gardner at 503-227-2096.
Business District: South Portland Business Association, contact Kevin Countryman at 503-750-2984.
District Coalition: Southwest Neighborhoods Inc., contact Leonard Gard at 503-823-4592.
Plan District: Central City - South Waterfront
Zoning: CXd, g – Central Commercial zone with Design and Greenway overlays
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 6-story, mixed-use building on Block 37 in the South Waterfront Sub District of the Central City Plan District. The building would contain 278 residential units on the upper floors and in walk-up units on the north and south ground levels. Approximately 6,000 SF of retail is proposed along the ground level at the northwest corner with the potential of additional retail space at the northeast corner near the future greenway trail. Parking for 225 vehicles would be located in two levels, one underground, with access off of SW Gaines. Two loading spaces will be provided in the parking garage and in a bay on the south façade along Lane accessed from SW River Parkway. A total of 421 long-term bike parking spaces would be located within common rooms on each floor and some within the individual units. A total of 16 short-term spaces would be provided within the building's ground level setback along SW Gaines and SW River Parkway. Outdoor amenity areas are proposed on the 2nd level in a central courtyard and in terraced decks along the building's eastern edge. The project includes improvements to approximately half of Lane Street, which was designated as a greenway access connection that extend 30' onto the southern portion of the property. Landscaping is also proposed in the greenway between the property and the western edge of the future trail. Ground level building materials consist of aluminum storefronts, cast-in-place concrete, dark brick and metal panel. Upper levels are stucco, dark brick, metal panels and vinyl windows.

The following Modifications are requested:

1. To exceed the 50' special height limit within 50' of SW Gaines Avenue centerline with a 72' tall building (PZC Section 33.510.252.A).
2. For the upper floors of the building to project 3'-10" into the required 30' building setback from the centerline of Lane accessway (PZC Section 33.510.252.B).
3. Provide 25 tandem parking spaces without an attendant or having to move another vehicle (PZC Section 33.266.130.F.1).

New development in Design overlay zones are required to through Design Review per Portland Zoning Code Section 33.420.041.A.

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:

- Central City Fundamental Design Guidelines
- Modification Considered Through Design Review – Section 33.825.040
- South Waterfront 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 February 18, 2014 and determined to be complete on March 28, 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.

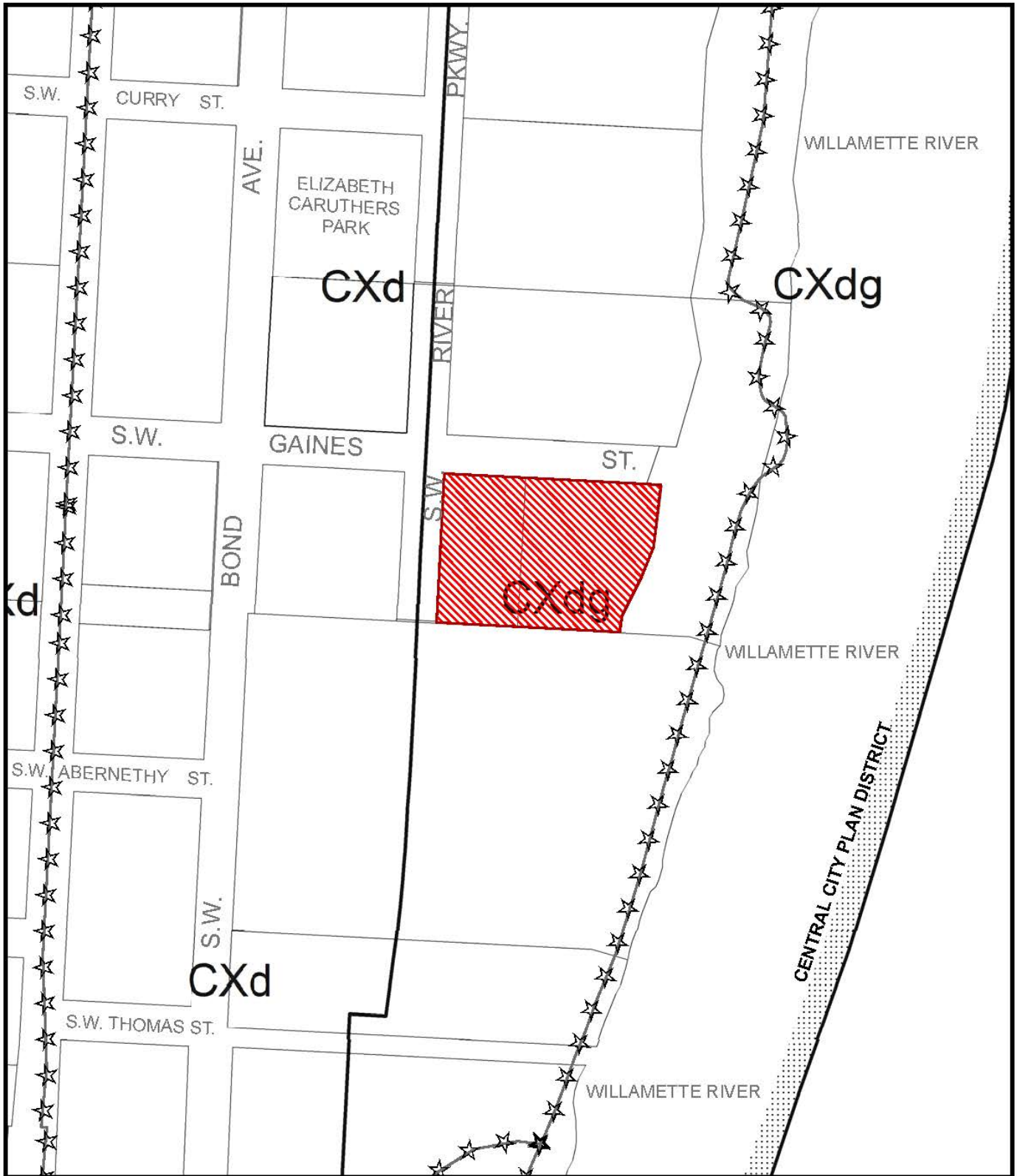
The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

Enclosures:

Zoning Map

Site Plan

Building Elevations



ZONING



Site



Recreational Trail



NORTH

This site lies within the:
CENTRAL CITY PLAN DISTRICT
SOUTH WATERRONT SUB DISTRICT

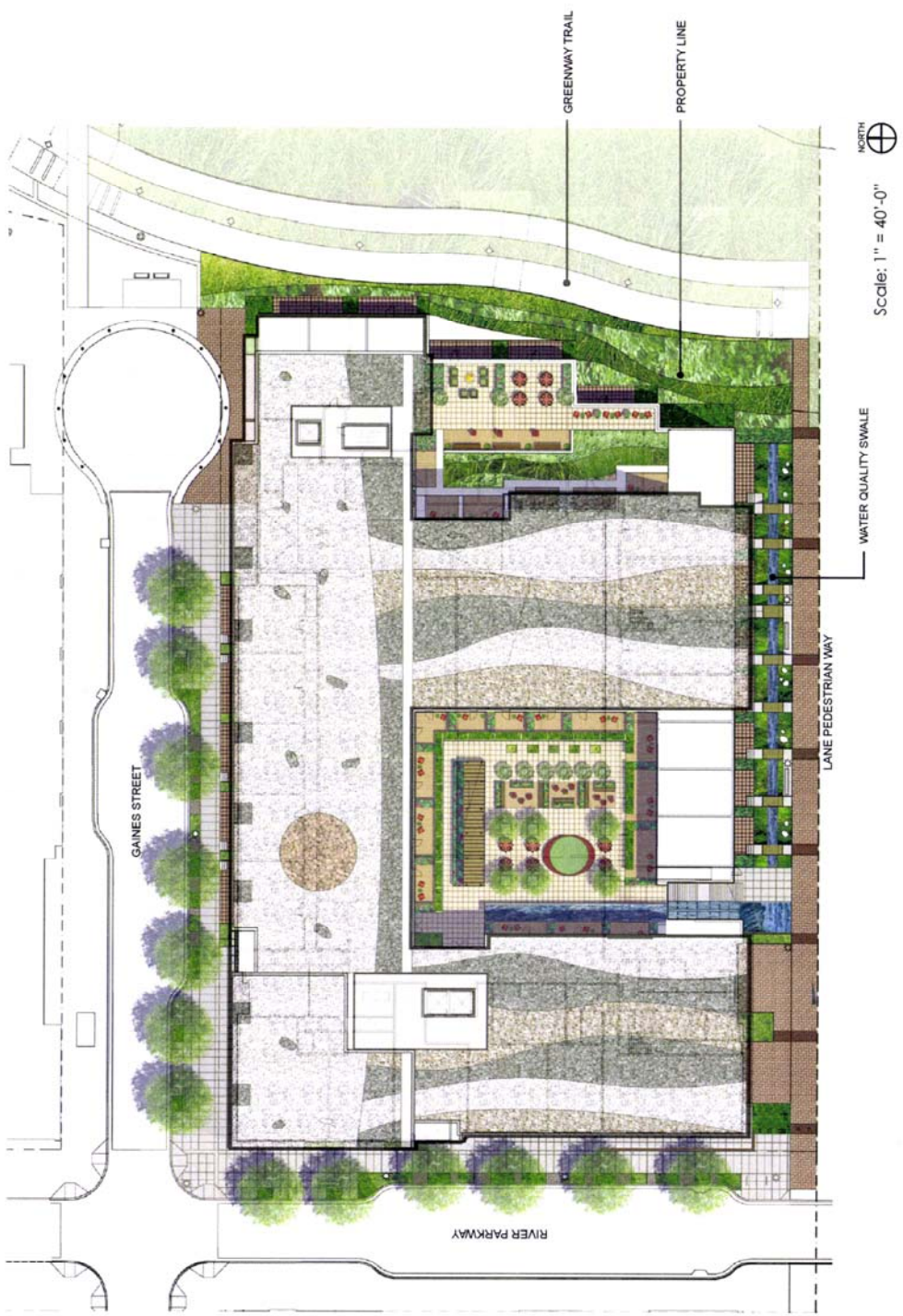
File No. LU 14-117884 DZM

1/4 Section 3430

Scale 1 inch = 200 feet

State_Id 1S1E10DB 207

Exhibit B (Feb 20, 2014)



SITE PLAN

B13

LU 14-117884 D2M



NORTH ELEVATION



EAST ELEVATION



BUILDING ELEVATIONS

W 14-117884 DM



- VENT
- PAINTED VINYL WINDOW
- PAINTED METAL PANEL (3)
- PAINTED METAL PANEL (1)
- PAINTED METAL PANEL (2)
- ARCHITECTURAL LOUVER
- BRICK
- PAINTED STUCCO
- PAINTED METAL CANOPY
- ALUMINUM STOREFRONT
- CONCRETE BASE
- GARAGE EXHAUST LOUVER SW
- SPORTS AMENITY EXHAUST LOUVER

B24

SOUTH ELEVATION



- PAINTED METAL PANEL (3)
- METAL SCREEN
- METAL CANOPY
- VENT (#B29)
- GLASS
- PAINTED METAL PANEL (3)
- PAINTED METAL PANEL (1)
- PAINTED METAL PANEL (2)
- LOUVER (#B29)
- BRICK
- PAINTED METAL PANEL (2)
- STUCCO
- STOREFRONT

WEST ELEVATION

B23

BUILDING ELEVATIONS



W 14-117884 DZM