



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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Date: September 12, 2014

From: Kara Fioravanti, Land Use Services
503-823-5892 / Kara.Fioravanti@portlandoregon.gov

REQUEST FOR RESPONSE

Case File: LU 14-190952 HR AD, Block 8L
Pre App: (PC # 14-154523)

This notice is being sent to all service and technical review agencies for their input on the proposal described below. Neighborhood Associations also receive this advance notice via e-mail. Your timely response, as indicated below, will help the assigned planner determine if applicable approval criteria can be met, or what conditions might be required.

- The approval criteria are listed below. Although we are interested in any comments you may have, please consider your response in terms of these criteria.
- All agencies are encouraged to use this as an opportunity to inform the applicant of any additional requirements that may be imposed by your agency during building permit phase – especially those that would significantly affect the proposal.
- Please note in your response which requirements are specifically associated with the applicable land use review approval criteria, and which requirements you have the independent authority to impose at time of building permits.
- Neighborhood Associations are encouraged to submit comments by the deadline noted below. To comment, you may write to Kara Fioravanti at 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201. You can also e-mail your comments to me at my e-mail address identified above. After the staff report is published, please submit your comments to the Landmarks Commission at 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201 and fax them to 503-823-5630.

The Bureau of Development Services recommendation will be published ten days before the scheduled hearing date. You will also receive a Notice of Public Hearing for this proposal, with hearing date and time confirmed, mailed twenty days prior to the hearing.

- **Please send your response to BDS no later than: September 30, 2014** (If I receive comments after this date, I may not have enough time to include them in the staff report).
- **We must publish our report by: October 3, 2014**
- **A public hearing before the Landmarks Commission is tentatively scheduled for October 13, 2014**

Applicants: Jill Sherman, Gerding Edlen
1477 NW Everett Street
Portland, OR 97209

Owner: Portland Development Commission
222 NW 5th Avenue
Portland, OR 97209-3812

Representative: Jenny Jenkins, Architect
Ankrom Moisan Architects
6720 SW Macadam Avenue, Ste 100
Portland, OR 97209

Site Address: 60 NW DAVIS STREET

Legal Description: BLOCK 8 LOT 5&8 6&7 EXC PT IN ST, COUCHS ADD; BLOCK 8 LOT 1 TL 201, COUCHS ADD; BLOCK 8 LOT 4 TL 202, COUCHS ADD

Tax Account No.: R180200070, R180200060, R180200066

State ID No.: 1N1E34DB 00200, 1N1E34DB 00201, 1N1E34DB 00202

Quarter Section: 3030

Neighborhood: Old Town-China Town, contact Paul Verhoeven at 503-222-6072 ext 12.

Business District: Old Town Chinatown Business Association, contact Dorian Yee at 503-224-7006.

District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Plan District: Central City - River District

Other Designations: Skidmore/Old Town Historic District

Zoning: CXd, Central Commercial with design overlay

Case Type: HR AD, Historic Resource Review and Adjustment Request

Procedure: Type III, with a public hearing before the Landmarks Commission. The decision of the Landmarks Commission can be appealed to City Council.

Proposal:

The applicant seeks Historic Resource Review for a new mixed-use building on a three-quarter block site (Block 8L) in the Skidmore/Old Town Historic District. The proposed building will contain approx 131,000 gross square feet, including 58 residential units (top 2 floors), 79,978 square feet of office use (floors 1-4), and 4,873 square feet of retail (ground floor). No parking is proposed. Included in the proposal is an outdoor space that wraps the back of the proposed L-shaped building. Non-standard improvements in the NW Naito Parkway right-of-way are proposed and also subject to Historic Resource Review.

Adjustment Request:

Loading - Chapter 33.266 requires 2 full size loading spaces. The proposal includes only one full size loading space.

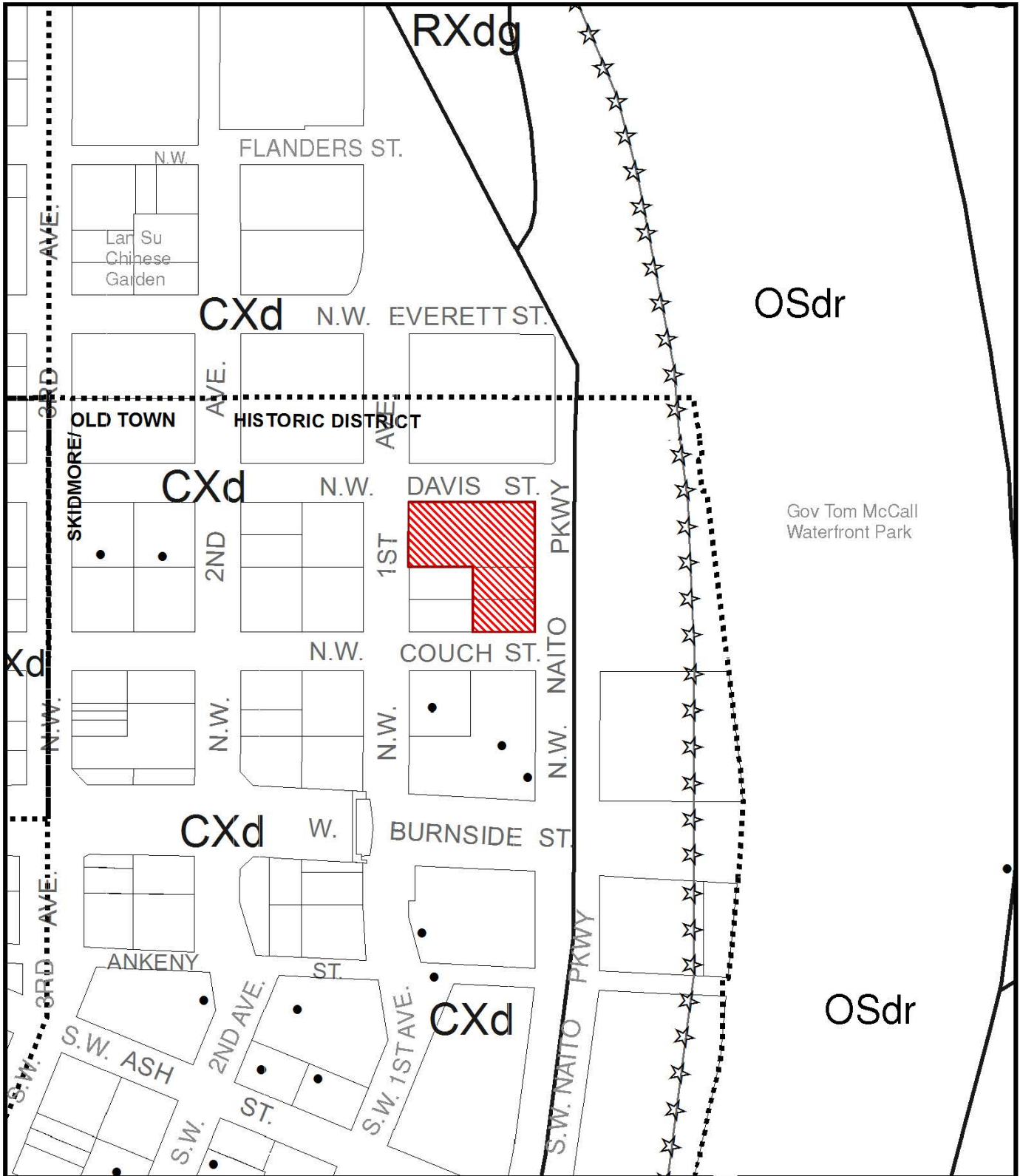
Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are the Central City Fundamental Design Guidelines and the Skidmore/Old Town Historic District 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 filed, provided that the application is complete at the time of filing, or complete within 180 days. This application was filed on August 11, 2014 and determined to be complete on **September 2, 2014**.

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

Enclosures: Zoning Map, Site Plan, Rendering



ZONING

-  Site
-  Recreational Trail
-  Historic Landmark



This site lies within the:
SKIDMORE / OLD TOWN HISTORIC DISTRICT
CENTRAL CITY PLAN DISTRICT
RIVER DISTRICT

File No. LU 14-190952 DZM
 1/4 Section 3030
 Scale 1 inch = 200 feet
 State_Id 1N1E34DB 200
 Exhibit B (Aug 12, 2014)



4200 SW HANCOCK AVENUE, SUITE 100
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GERDING EDLEN

60 NW DAVIS ST. PORTLAND, OR 97209
BLOCK 81 MIXED USE

REVISION	DATE	REASON FOR REV.

SITE PLAN	
DESIGN REVIEW	
DATE	REVISION
07/28/2014	141380
SCALE	A1-01



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BLOCK 8L MIXED-USE



USE	Area (sq ft)	Intensity	Height (ft)	Setback (ft)	Notes
Office	10,000	High	10	10	
Residential	20,000	Medium	6	10	
Community	5,000	Low	3	10	
Public	2,000	Low	3	10	
Open Space	1,000	Low	3	10	
TOTAL	38,000				

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COVER SHEET

DESIGN REVIEW

DATE: 07/28/2014
 DRAWING NO: 141380
 SCALE: A0.00

LU 14-19 0952 DEM