

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

NOTICE OF A PUBLIC HEARING BEFORE THE CITY COUNCIL ON A

COMPREHENSIVE PLAN MAP AMENDMENT AND ZONE MAP AMENDMENT

CASE FILE:

LU 14-105474 CP ZC

WHEN:

WEDNESDAY, OCTOBER 1, 2014 at 2:00 PM

WHERE:

CITY COUNCIL CHAMBERS 1221 SW FOURTH AVENUE

Date:

August 7, 2014

To:

Interested Person

From:

Sheila Frugoli, Sr. Planner, Land Use Services, (503) 823-7817

A public hearing will be held to consider the Land Use Hearings Officer's recommendation on an application for a Comprehensive Plan Map and Zoning Map Amendment. On July 10, 2014, the Hearings Officer issued a recommendation of approval (with conditions) of the requested Comprehensive Plan Map and Zone Map Amendments. Because this case includes a Comprehensive Plan Map Amendment, the City Council must make the final decision.

Copies of the existing and proposed zoning maps and site plan are attached. I am the staff person handling this case - please contact me with any questions regarding this proposal, the Council hearing, or how to testify in this matter. For a general explanation of the City Council hearing process, please refer to the last page of this notice.

Applicant:

Sam Rodriguez / Mill Creek Residential Trust, LLC

220 NW 2nd Ave / Portland, OR 97209

Attorney:

Steve Janik, Attorney / Ball Janik, LLP

101 SW Main St, Suite 1100 / Portland, OR 97204

Owner:

Norman Rich, Manager / Mac Block 7 LLC/ Multnomah Athletic Club

1849 SW Salmon St / Portland, OR 97207

Site Address:

Vacant block (Block 7) bounded by SW 20th, 19th Avenues and SW Main

and Madison Streets

Legal Description:

BLOCK 7 TL 9300, AMOS N KINGS; BLOCK 7 TL 9400, AMOS N KINGS; BLOCK 7 TL 1800, AMOS N KINGS; N 1/2 OF N 1/2 OF SE 1/4 BLOCK 7, AMOS N KINGS; BLOCK 7 TL 1700, AMOS N KINGS; BLOCK 7 TL 1600, AMOS N KINGS; BLOCK 7 TL 2000, AMOS N KINGS; BLOCK 7 TL 2100, AMOS N KINGS; BLOCK 7

7 TL 9500, AMOS N KINGS

Tax Account No.: R024401010, R024401030, R024401070, R024401090, R024401110,

R024401130, R024401150, R024401170, R024401190, R024401210,

R024401110

State ID No.: 1N1E33CD 09300, 1N1E33CD 09400, 1S1E04BA 01800, 1S1E04BA

01900, 1S1E04BA 01700, 1S1E04BA 01600, 1S1E04BA 01500, 1S1E04BA 02000, 1S1E04BA 02100, 1N1E33CD 09500, 1S1E04BA

01700

Quarter Section: 3027

Neighborhood: Goose Hollow, contact Greg Wimmer at 503-222-7173.

Business District: Goose Hollow Business Association, contact Angela Crawford at 503223-

6376.

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

Plan District: Central City - Goose Hollow

Zoning: RHd, High Density Multi-Dwelling Residential zone with the "d" Design

overlay zone

Case Type: CP ZC – Comprehensive Plan Map and Zoning Map Amendment Reviews

Procedure: Type III, with a public hearing before the Hearings Officer. A

recommendation of the Hearings Officer will be presented in a second public hearing to City Council. Council will make the final decision.

Proposal: The applicant is requesting a Comprehensive Plan Map and Zoning Map Amendment to change the current designation and zoning on a 43,557 square foot site from the High Density Multi-Dwelling designation and zone (RH) to the Central Commercial designation and zone (CX). The "d" Design overlay zone and the provisions in the Central City Plan District will remain applicable.

The applicant is requesting the map amendment in order to develop a multi-story building that will contain 260-280 multi-dwelling residential units, and approximately 16 studios that will be used as short-term stay (hotel) rooms for the exclusive use of the Multnomah Athletic Club (MAC) members and guests. The site will contain approximately 420 parking spaces. If approved through a separate Central City Parking Review, 225 spaces will serve the adjacent MAC facilities. Access to the 225 MAC spaces will be limited to a vehicle and pedestrian tunnel (under SW Main St.) that will connect to the existing MAC parking garage. This will enable vehicle to access the Block 7 MAC parking spaces through the existing accessway of the MAC garage. The applicant states that the additional MAC parking will address parking demand from the existing MAC facilities. The applicant intends to construct 191 parking spaces that will serve the proposed residential units. The residential parking spaces will have separate vehicle access (driveway) from one of the fronting streets on Block 7.

Residential development and accessory parking is allowed in the RH zone. The applicant is requesting the map change from the RH to CX zone so that MAC parking and the short-stay rooms, which are classified in the Portland Zoning Code as Retail Sales and Service Uses, may be proposed on the site. If this Comprehensive Plan Map and Zoning Map Amendment request is approved, the applicant will then seek approval of a Type III Design Review for the new building and a Type III Central City Parking Review for the MAC parking.

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:

33.810.050 Comprehensive Plan
 Map Amendments

33.855.050 Zoning Map
Amendments

DECISION MAKING PROCESS

Review of the Case File: The Land Use Hearings Officer's recommendation and all evidence on this case are available for review (by appointment) at the Bureau of Development Services, 1900 SW Fourth Avenue, 4th Floor, Portland OR 97201. Please contact the receptionist at 503823-7300 to schedule a time to review the file. 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 for such services. You may also find additional information about the City of Portland and City bureaus as well as a digital copy of the Portland Zoning Code, by visiting the City's home page on the Internet at www.ci.portland.or.us

We are seeking your comments on the proposal. The hearing will be held before the City Council. To comment, you may write, or testify at the hearing. In your comments, you should address the approval criteria, which are identified above. Please refer to the case file number when seeking information or submitting testimony. Written comments **must be received by** the end of the public testimony of the hearing, and should include the case file number and name and address of the submitter. It must be given to the Council Clerk in person, or mailed to 1221 SW Fourth Avenue, Room 140, Portland, OR 97204.

If you choose to provide testimony by electronic mail, please direct it to the Council Clerk (Karla.Moore-Love@portlandoregon.gov). Due to legal and practical reasons, City Council members cannot accept electronic mail on cases under consideration by the Council. Any electronic mail on this matter must be received no less than one hour prior to the time and date of the scheduled public hearing. The Council Clerk will ensure that all City Council members receive copies of your communication.

APPEAL PROCESS

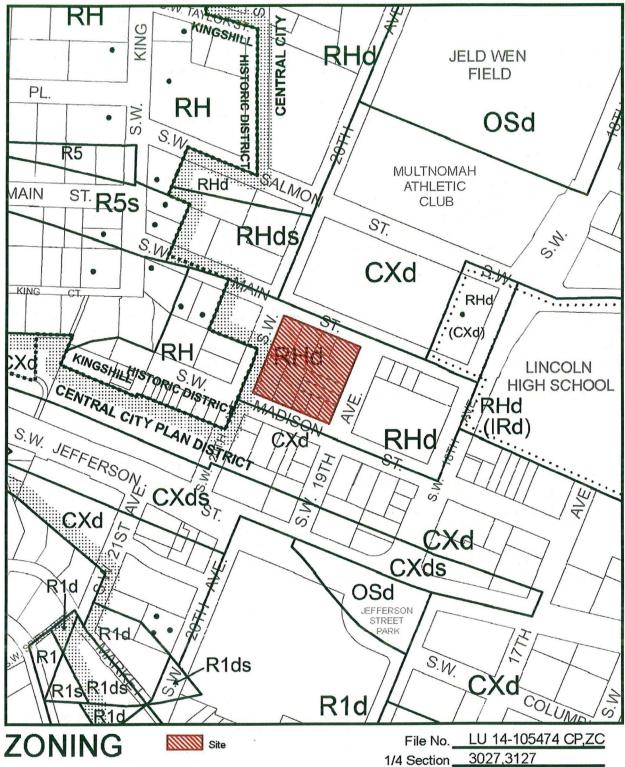
The decision of the City Council may be appealed to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem, OR 97301-1283. The phone number for LUBA is (503) 373-1265. Failure to raise an issue in person or in writing by the close of the record at or following the final evidentiary hearing before the City Council on this case may preclude an appeal to LUBA on that issue. Also, if you do not provide enough detailed information to the review body, 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. A description of the City Council Hearing Process is attached.

Public transportation to City Hall is available. Call TriMet at (503) 238-7433 (or www.trimet.org/routes_times.htm) for routes and times. Hourly rated public parking is available underneath the Portland Building immediately north of City Hall. Other public parking garages are in the immediate vicinity.

The Bureau of Development Services is committed to providing equal access to information and hearings. If you need special accommodations please call 503-823-4085 (TDD: 503-823-6868). Persons requiring a sign language interpreter must call at least 48 hours in advance.

Attachments:

- 1. Existing Zone Map
- 2. Proposed Zone Map
- 3. Site Plan
- 4. City Council Hearing Process



EXISTING

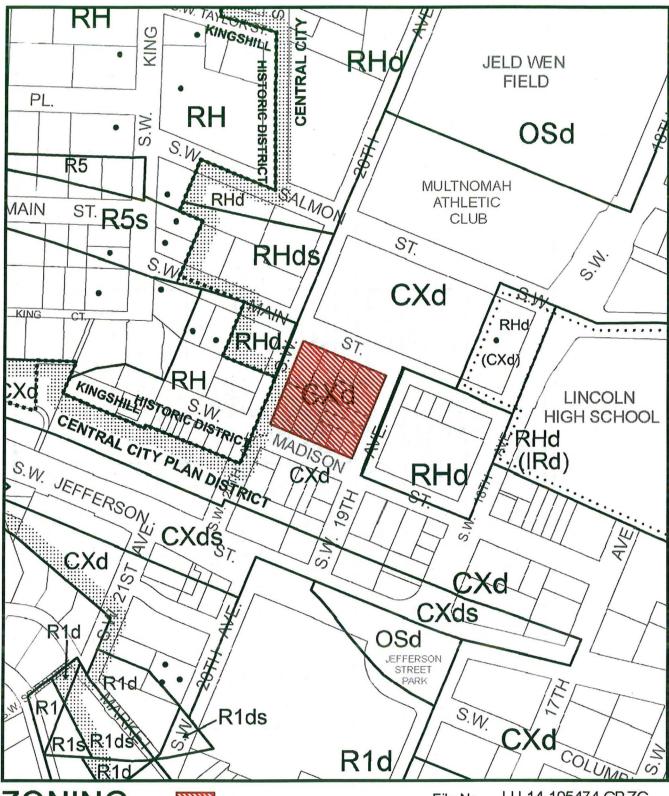
Historic Landmark



This site lies within the: CENTRAL CITY PLAN DISTRICT GOOSE HOLLOW SUB DISTRICT

1 inch = 200 feet Scale.

1S1E04BA 2000 State_Id , **B**.1 (Jan 17,2014) Exhibit_



ZONING



PROPOSED •

Historic Landmark

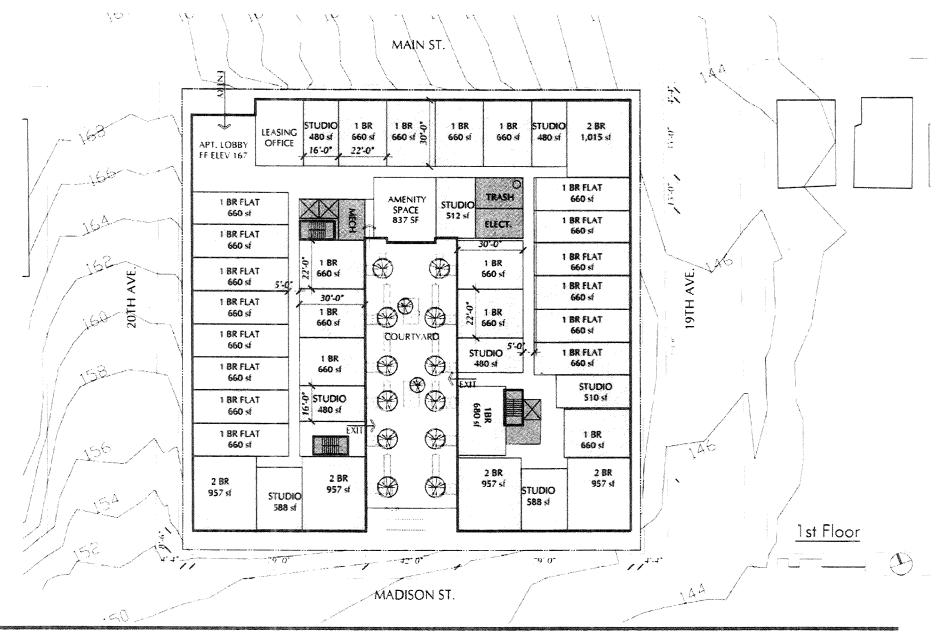


This site lies within the: CENTRAL CITY PLAN DISTRICT GOOSE HOLLOW SUB DISTRICT File No. <u>LU 14-105474 CP,ZC</u>

1/4 Section <u>3027,3127</u>

Scale 1 inch = 200 feet

Exhibit B.2 (Jan 17,2014)



GENERAL EXPLANATION OF THE CITY COUNCIL PROCESS FOR EVIDENTIARY/DE NOVO HEARINGS

1. SUBMISSION OF TESTIMONY

- a. Testimony may be submitted in writing to the Council Clerk, 1221 SW Fourth Avenue, Room 140, Portland, OR 97204. Written comments must be received by the time of the hearing and should include the case file number.
- b. Testimony may be submitted orally (see below).

2. HEARINGS PROCESS

a. The order of appearance and time allotments are generally as follows:

Staff Report 10 minutes
Applicant 10 minutes
Supporters of Applicant 3 minutes each
Principal Opponent 15 minutes
Opponents 3 minutes each
Applicant Rebuttal 5 minutes
Council Discussion

- b. The applicant and proponents have the burden of proof to show that each and every element of the approval criteria can be satisfied. If the applicant is opposing the Hearings Officer's recommendation, the applicant may also argue the criteria are being incorrectly interpreted, the wrong approval criteria are being applied or additional approval criteria should be applied.
- c. In order to prevail, the opponents of the application must persuade the City Council to find that the applicant has not carried the burden of proof to show that the evidence submitted in support of the application demonstrates that each and every element of the approval criteria is satisfied. The opponents may wish to argue the criteria are being incorrectly applied, the wrong criteria are being applied or additional approval criteria should be applied.
- d. The failure to address an issue with sufficient specificity to afford the decision maker and the parties an opportunity to respond to the issue precludes an appeal to the Land Use Board of Appeals (LUBA) on that issue.

3. OTHER INFORMATION

a. Prior to the hearing, the case file and the Hearings Officer decision are available for review, by appointment, at the Bureau of Development Services, 1900 SW 4th Avenue, Portland, OR 97201. Call 503-823-7300 to make an appoint to review the file.

If you have a disability and need accommodations, please call 823-4085 (TDD: 823-6868). Persons requiring a sign language interpreter must call at least 48 hours in advance.