



City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: April 27, 2016
To: Interested Person
From: Hillary Adam, Land Use Services
503-823-3581 / Hillary.Adam@portlandoregon.gov

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

CASE FILE: LU 16-100496 DZM MS – Block 290
PC # 14-242574
REVIEW BY: Design Commission
WHEN: May 19, 2016 @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: Alex Yale, Architect
YBA Architects PC
123 NW 2nd Ave, Suite 204
Portland, OR 97209

Adrian Boly, Block 290, LLC, Owner
c/o Guardian Real Estate Services, LLC
710 NW 14th Ave
Portland, OR 97209

Russell A. Marzen, Owner
XPO Properties, Inc.
1851 West Oak Parkway
Marietta, GA 30062

Site Address: BLOCK 290

Legal Description: INC PT VAC ST BLOCK 291, COUCHS ADD; INC PT VAC ST BLOCK 290, COUCHS ADD

Tax Account No.: R180230010, R180230190
State ID No.: 1N1E33BA 00100, 1N1E33BA 00101
Quarter Section: 2927

Neighborhood: Northwest District, contact John Bradley at 503-313-7574.
Business District: Nob Hill, contact at nobhillportland@gmail.com.
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Plan District: Northwest

Zoning: EXd – Central Employment with Design overlay

Case Type: DZM MS – Design Review with Modifications and Master Plan Amendment
Procedure: Type III, with a public hearing before the Design Commission. The decision of the Design Commission can be appealed to City Council.

Proposal:

Type III Design Review and Master Plan Amendments to the Con-way Master Plan for a new multi-story residential building with ground floor retail, below-grade parking, and roof terraces. Proposed exterior materials include: brick in varying shades, metal panel, wood, butt-glazed storefront, aluminum and wood sliding storefronts, metal canopies, vinyl windows and doors, and glass balconies. The proposal also includes development of the NW Quimby festival street.

Modifications are requested to:

1. Con-way Master Plan Map 05-01 – to increase maximum height from 47’ to 51’;
2. Con-way Master Plan Standard #7 – to reduce 16’ clearance and 50’ depth requirements for ground floor retail fronting on the square to 14’ and as little as 20’ in some locations, respectively;
3. Con-way Master Plan Standard #8 – to reduce the 16’ clearance and 25’ depth requirements for ground floor active use spaces fronting on streets and open spaces to 14’ and as little as 20’ in some locations, respectively;
4. Con-way Master Plan Standard #10 – to reduce the minimum area of the public square from 16,000sf to 15,780sf, to reduce the clearance of the ground plane connection between the square and the park from 25’ to 16’; and
5. 33.266.220.C.3.b – to reduce the width of required long-term bicycle parking spaces from 24” to 18”.

Master Plan Amendments are requested to:

1. Amend the boundaries of designated open areas and development areas by revising Map 04-7, and subsequently revising Map 05-1 and 05-6 of the Master Plan to align with the new boundaries; and
2. Amend Map 06-01 to allow garage access from NW Pettygrove.

Design Review is required because the proposal is for new development is a design overlay.

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:

- Community Design Guidelines
- Section 5 of the Con-way Master Plan
- 33.825.040 Modifications That Will Better Meet Design Review Requirements
- Approval Criteria 1-3 of Section 8 of the Con-way Master Plan

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 January 5, 2016 and determined to be complete on March 29, 2016.

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.

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

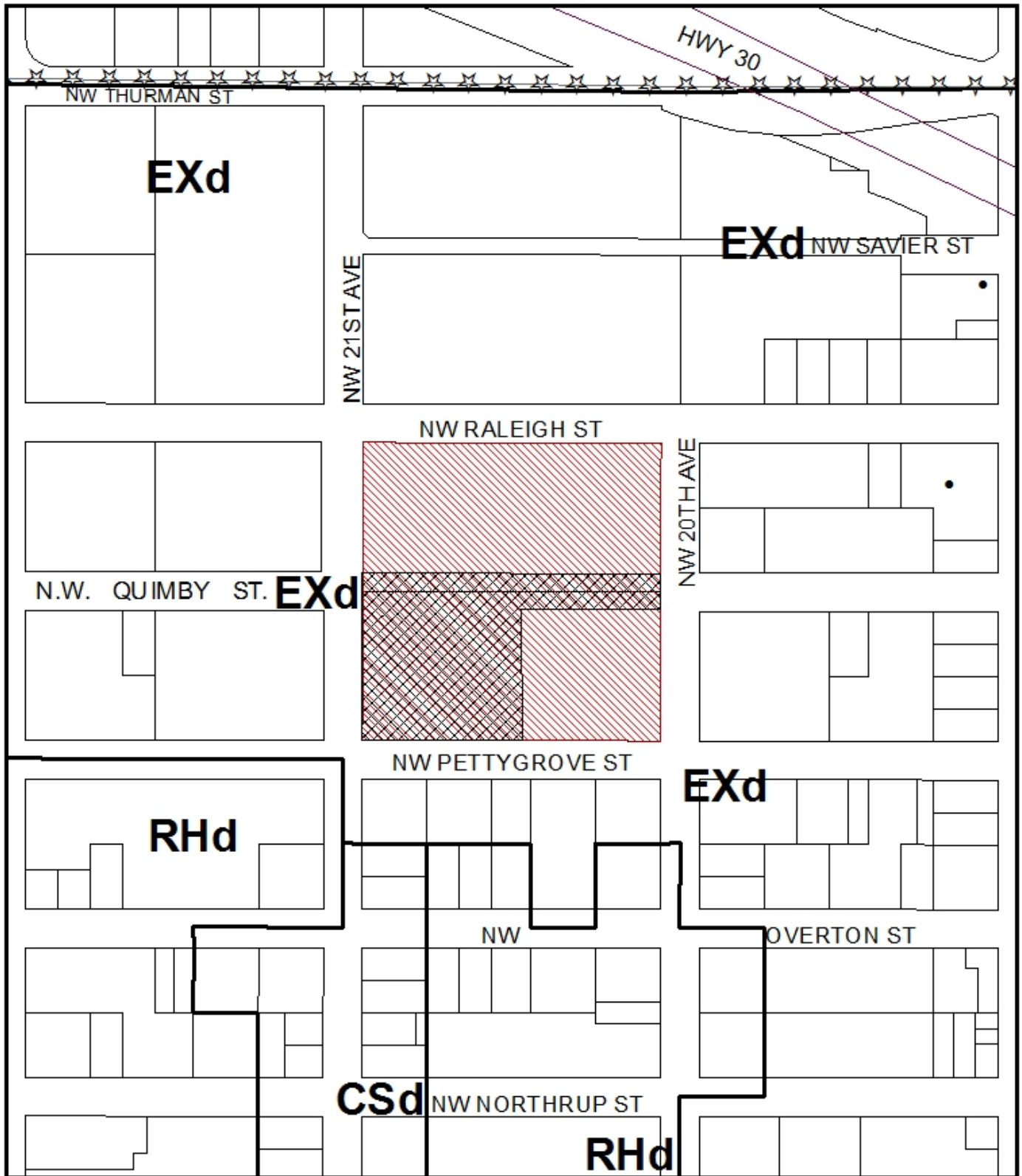
This public hearing will be cancelled if Portland Public Schools close due to inclement weather or other similar emergency. Check local television and radio reports for school closures. The hearing will be rescheduled for the earliest possible date. A renotification notice will not be sent. Please call 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) 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
East and South Elevations
West and North Elevations
Perspective



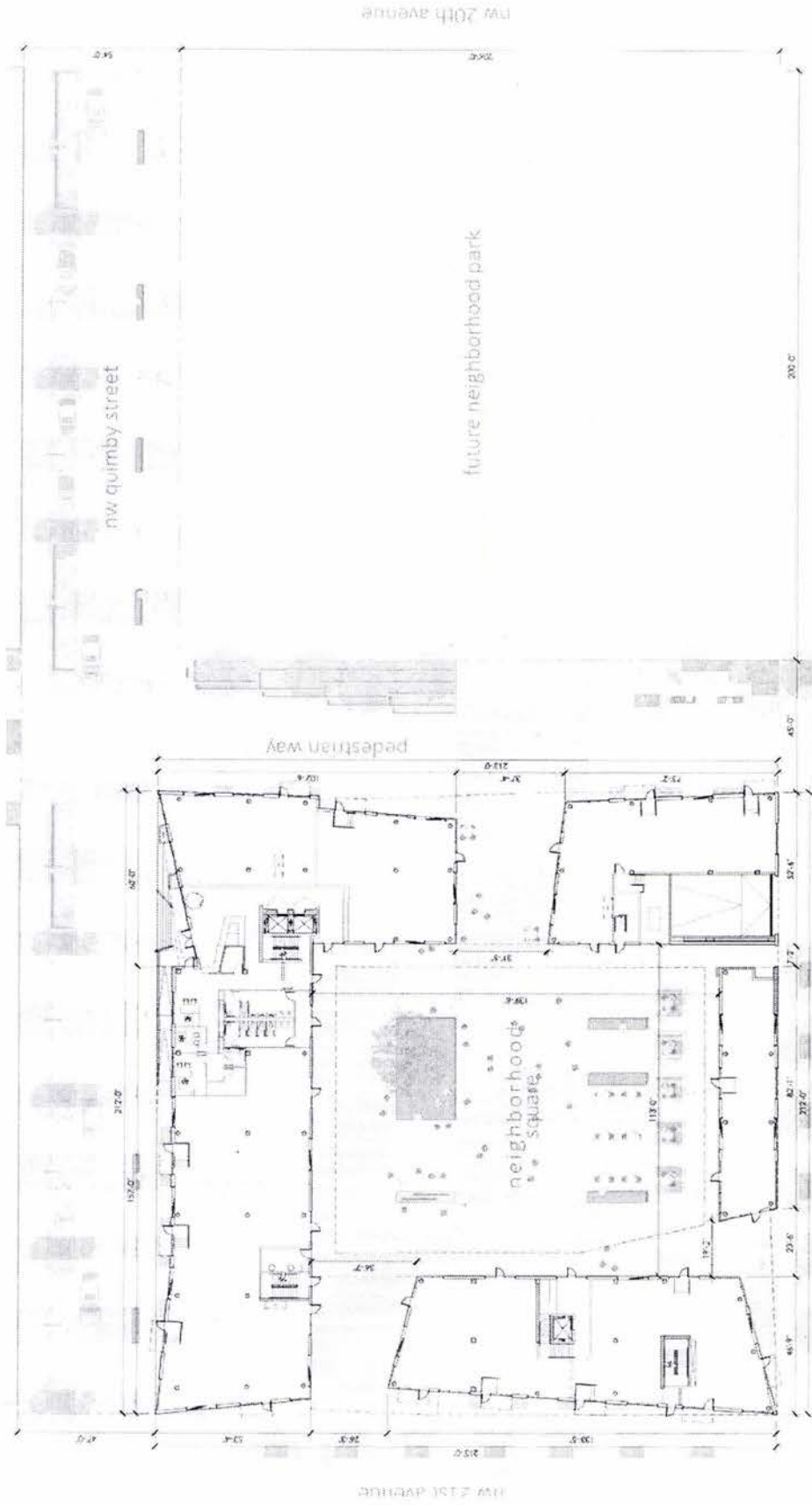
ZONING



This site lies within the:
NORTHWEST PLAN DISTRICT

-  Project Area
-  Site
-  Recreational Trails
-  Historic Landmark

File No.	<u>LU 16-100496 DZM</u>
1/4 Section	<u>2927 2827</u>
Scale	<u>1 inch = 200 feet</u>
State_Id	<u>1N1E33BA 100</u>
Exhibit	<u>B (Mar 31, 2016)</u>

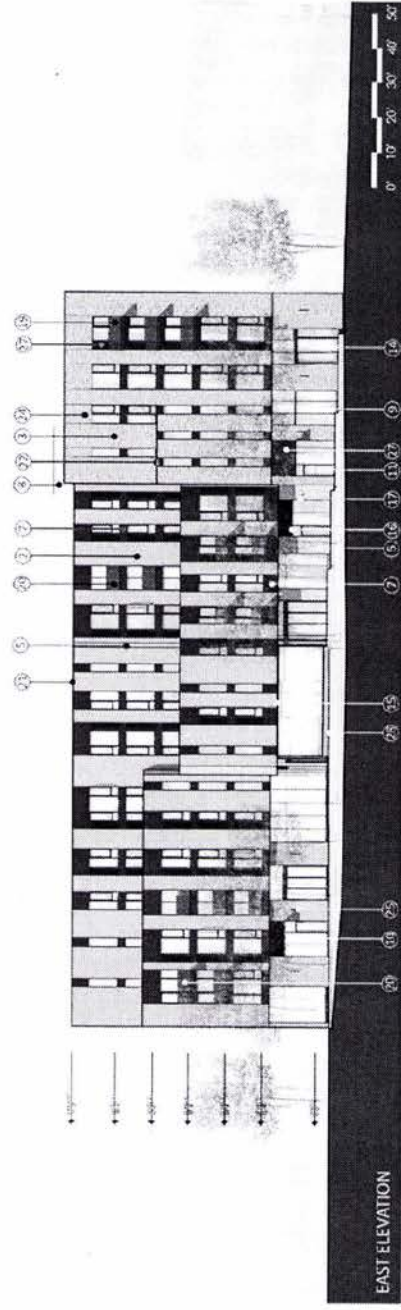
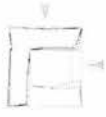


nw pettygrove street

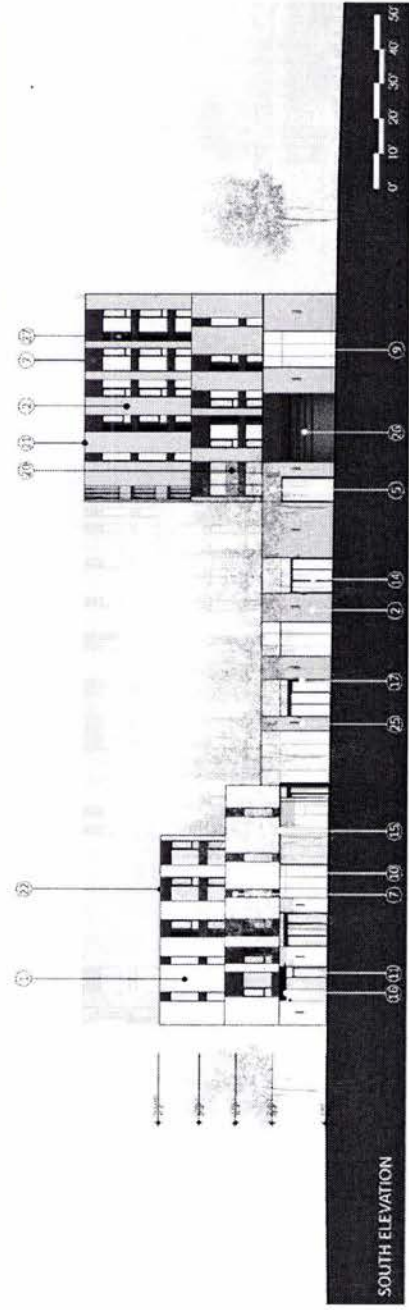
200' 0"



M/S



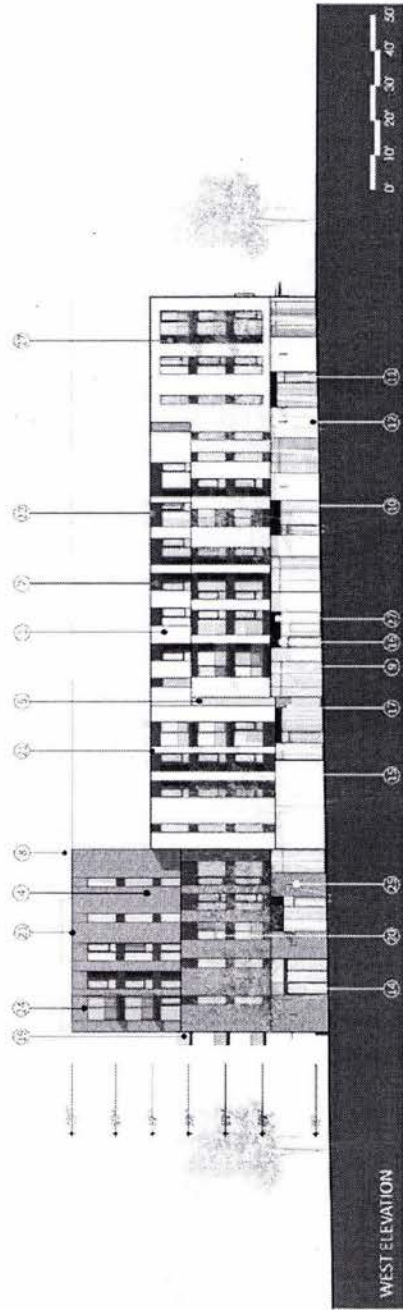
EAST ELEVATION



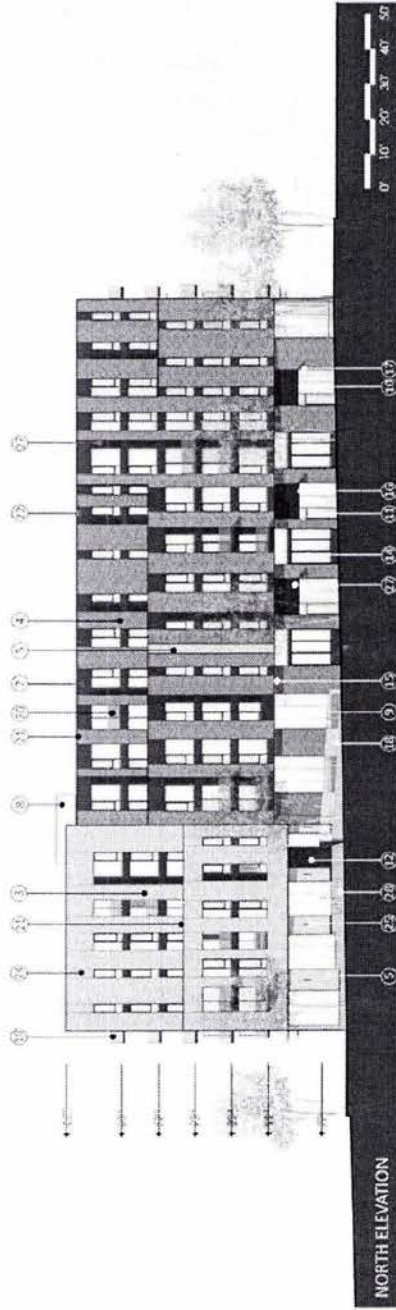
SOUTH ELEVATION

- 1 WHITE BRICK VENEER, 2-1/4"X5-9/16"
- 2 LIGHT GRAY BRICK VENEER, 2-1/4"X5-9/16"
- 3 GRAY BRICK VENEER, 2-1/4"X5-9/16"
- 4 DARK GRAY BRICK VENEER, 2-1/4"X5-9/16"
- 5 WOOD CLADDING VERTICAL
- 6 WOOD CLADDING HORIZONTAL
- 7 METAL PANEL CLADDING SYSTEM, COLOR 1
- 8 METAL PANEL CLADDING SYSTEM, COLOR 2
- 9 BUTT-GLAZED ALUMINUM CURTAINWALL
- 10 BUTT-GLAZED ALUMINUM STOREFRONT
- 11 WOOD STORE FRONT DOOR
- 12 BLACK METAL ENTRY DOOR
- 13 WOOD LIFT SLIDE DOORS
- 14 ALUMINUM LIFT SLIDE DOORS
- 15 WOOD SLOTT
- 16 WOOD COATED STEEL GANTRY
- 17 POWDER COATED STEEL BLADE SIGN
- 18 FRAMELESS GLASS CLADDING
- 19 POWDER COATED STEEL MOUNT ON BALCONY WITH FRAMELESS GLASS GUARDRAIL
- 20 FRAMELESS GLASS RAILLET BALCONY
- 21 CAST CONCRETE PARAPET CAP, STAINED TO MATCH BRICK
- 22 LATERAL PARAPET CAP TO MATCH METAL CLADDING
- 23 CARVED THIN BRICK WINDOW HUIGLER
- 24 MARTE BLACK MAIL SCREEN
- 25 VERTICAL LIFT GANAGE DOOR
- 26 BLACK METAL LOUVER
- 27 SITE CAST CONCRETE

building elevations |



WEST ELEVATION



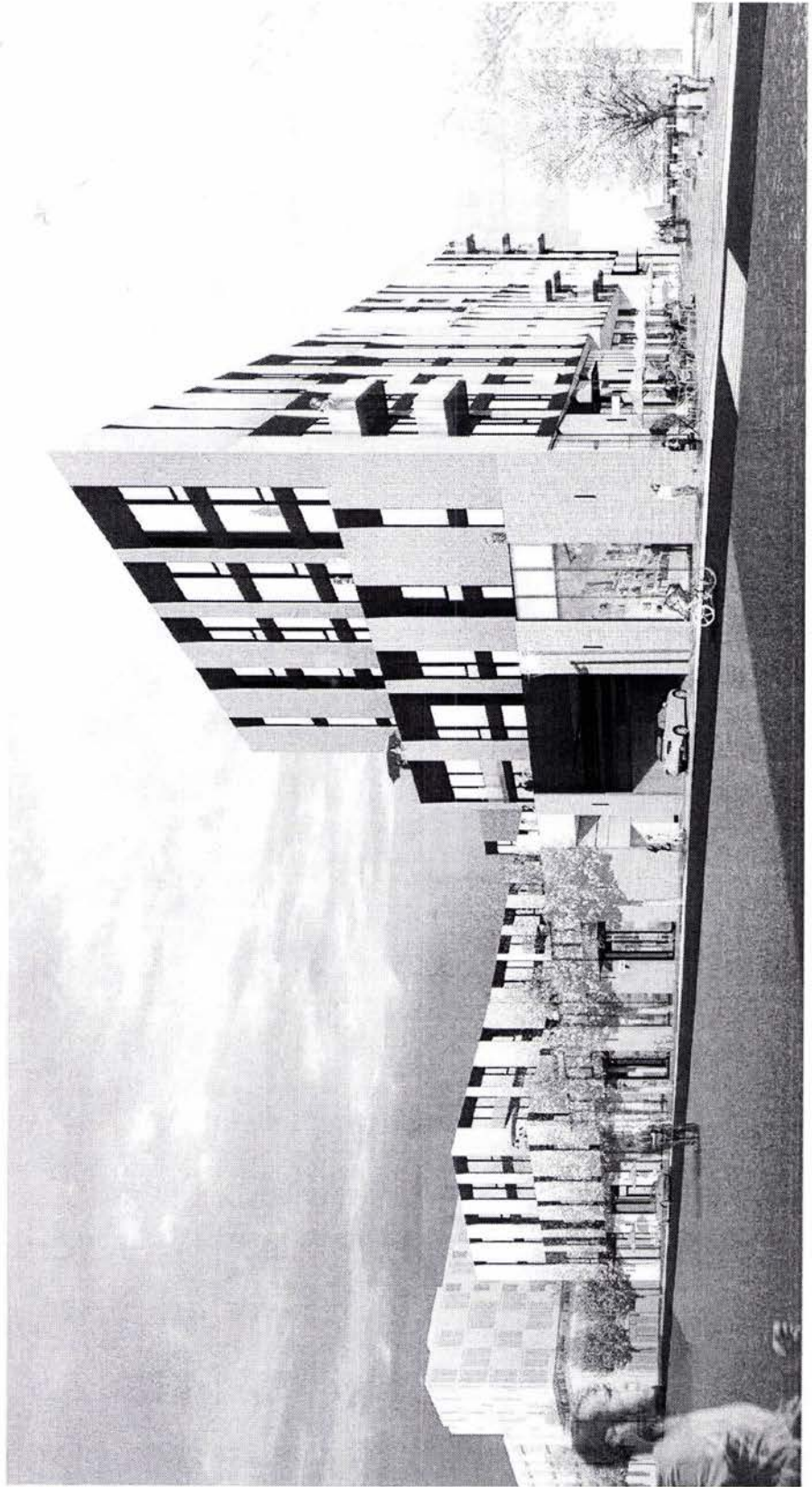
NORTH ELEVATION

- ① WHITE BRICK VENEER, 2-1/4" x 15-1/16"
- ② LIGHT GRAY BRICK VENEER, 2-1/4" x 15-1/16"
- ③ GRAY BRICK VENEER, 2-1/4" x 15-1/16"
- ④ DARK GRAY BRICK VENEER, 2-1/4" x 15-1/16"
- ⑤ WOOD CLADDING: VERTICAL
- ⑥ WOOD CLADDING: HORIZONTAL
- ⑦ METAL PANEL CLADDING SYSTEM, COLOR 1
- ⑧ METAL PANEL CLADDING SYSTEM, COLOR 2
- ⑨ BUTT-GAUGED ALUMINUM CORNER-MALL
- ⑩ WOOD STORE FRONT DOOR
- ⑪ BLACK METAL ENTRY DOOR
- ⑫ WOOD LIFT SLIDE DOORS
- ⑬ ALUMINUM LIFT-SLIDE DOORS
- ⑭ WOOD SOFFIT
- ⑮ WOOD CLADDING: VERTICAL
- ⑯ METAL PANEL CLADDING SYSTEM, COLOR 1
- ⑰ METAL PANEL CLADDING SYSTEM, COLOR 2
- ⑱ BUTT-GAUGED ALUMINUM CORNER-MALL
- ⑲ WOOD STORE FRONT DOOR
- ⑳ BLACK METAL ENTRY DOOR
- ㉑ WOOD LIFT SLIDE DOORS
- ㉒ ALUMINUM LIFT-SLIDE DOORS
- ㉓ WOOD SOFFIT
- ㉔ WOOD CLADDING: VERTICAL
- ㉕ METAL PANEL CLADDING SYSTEM, COLOR 1
- ㉖ METAL PANEL CLADDING SYSTEM, COLOR 2
- ㉗ BUTT-GAUGED ALUMINUM CORNER-MALL
- ㉘ WOOD STORE FRONT DOOR
- ㉙ BLACK METAL ENTRY DOOR
- ㉚ WOOD LIFT SLIDE DOORS
- ㉛ ALUMINUM LIFT-SLIDE DOORS
- ㉜ WOOD SOFFIT
- ㉝ WOOD CLADDING: VERTICAL
- ㉞ METAL PANEL CLADDING SYSTEM, COLOR 1
- ㉟ METAL PANEL CLADDING SYSTEM, COLOR 2
- ㊱ BUTT-GAUGED ALUMINUM CORNER-MALL
- ㊲ WOOD STORE FRONT DOOR
- ㊳ BLACK METAL ENTRY DOOR
- ㊴ WOOD LIFT SLIDE DOORS
- ㊵ ALUMINUM LIFT-SLIDE DOORS
- ㊶ WOOD SOFFIT
- ㊷ WOOD CLADDING: VERTICAL
- ㊸ METAL PANEL CLADDING SYSTEM, COLOR 1
- ㊹ METAL PANEL CLADDING SYSTEM, COLOR 2
- ㊺ BUTT-GAUGED ALUMINUM CORNER-MALL
- ㊻ WOOD STORE FRONT DOOR
- ㊼ BLACK METAL ENTRY DOOR
- ㊽ WOOD LIFT SLIDE DOORS
- ㊾ ALUMINUM LIFT-SLIDE DOORS
- ㊿ WOOD SOFFIT

DAVID ...



Architectural rendering of a modern building complex.



Block 1 - 200

Block 2 - 200