



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

FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, Commissioner
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www.portlandoregon.gov/bds

Date: May 13, 2016
To: Interested Person
From: Staci Monroe, Land Use Services
503-823-0624 / staci.monroe@portlandoregon.gov

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

CASE FILE: LU 16-134889 DZM
Block 20 Residential Tower
PC # 15-260903
REVIEW BY: Design Commission
WHEN: June 2, 2016 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: Leslie Cliffe | 503-226-1575 | Bora Architects | 720 SW Washington St Suite 800 | Portland, OR 97205

Owner: Tiffany Sweitzer | Hoyt Street Properties | 1022 NW Marshall Street Suite 270 | Portland, OR 97209

Site Address: **Block 20 bounded by NW 11th, Pettygrove, 12th and Quimby
Blocks 23 & 24 bounded by NW 13th and Quimby**

Legal Description: LOT 29, HOYT STREET YARDS NO 2; LOT 30, HOYT STREET YARDS NO 2; LOT 31, HOYT STREET YARDS NO 2; LOT 32, HOYT STREET YARDS NO 2, COUCHS ADD, BLOCK 245&246&260 TL 709

Tax Account No.: R405841500, R405841550, R405841600, R405841650, R657531

State ID No.: 1N1E34BB 02635, 1N1E34BB 02636, 1N1E34BB 02637, 1N1E34BB 02638, 1N1E28DD 709

Quarter Section: 2928

Neighborhood: Pearl District, contact Kate Washington at planning@pearldistrict.org.

Business District: Pearl District Business Association, contact Tracy Morgan at 503-227-8519.

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

Plan District: Central City - Pearl District - North Pearl Subarea

Zoning: EXd – Central Employment zone with a 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 full-block residential building on Block 20 bounded by NW 11th, Pettygrove, 12th and Quimby in the North Pearl sub area of the River sub district in Central City. The 21-story building will contain 149 residential units with amenity spaces (fitness, dog wash), lobbies, and some retail at the ground level. Three levels of parking (two underground and one encircled by ground floor uses) will provide 192 spaces accessed from NW 12th. A loading bay for a small Type A space is proposed adjacent to the garage entry. Bike parking for the building's occupants will be provided in a common storage rooms on the 1st and 5th floors and within the individual units. Some visitor bike parking is proposed, however, the bike fund will be utilized at the time of building permit to fully meet the requirement along all frontages with an entrance. An ecoroof garden and an outdoor amenity deck with landscaping and seating areas are proposed atop the lower podium roofs. Continuous balconies will be provided for all of the units along the east and west facades. The exterior finishes of the building will include cementitious plaster (stucco), glass fiber reinforced concrete (GFRC) panel in two textures, glass guardrails, curtain wall glazing, aluminum storefront, mirrored fritted glass, vinyl windows, and metal garage doors and façade panels.

The site's location in the North Pearl sub area allows for unlimited height and extra FAR, both of which are provided as follows:

- The 393,681 SF proposed equates to 9.84:1 FAR for this 40,000 SF block. The ownership and thus "site" includes Blocks 23 & 24 to the north across Pettygrove. Based on this larger "site" of Blocks 20, 23 and 24, which equates to 167,631 SF, the 4:1 base FAR allowed is 670,524 SF. Therefore, the FAR proposed across this larger "site" is 2.3:1. The applicant also proposes to utilize the residential bonus FAR for 80,000 SF to reduce the amount of FAR that needs to be transferred from Blocks 23 and 24. A covenant will be required at the time of building permit to capture the movement of 153,681 SF of floor area from Blocks 23 and 24 to Block 20.
- The height limitation on the eastern half of Block 20 is 100' and 225' on the western half. The podium height on the east and south portions of the block is well below both maximums at 62'-2". The tower at the northwest corner exceeds the maximum height at 246'. Section 33.510.205.H.2.d (2) allows for unlimited height so long as the floors of the building above 100' are 12,500 SF or less in area (12,214 SF proposed) and the length of any façade above 100' does not exceed 120' or up 150' with a Modification (122'-4" proposed). See Modification requested below.

Nonconforming upgrades to the "site" are triggered per Section 33.258.070.D given the project value. Blocks 23 and 24, where no new development is proposed, are both vacant and not improved, therefore no upgrades are required.

The following Modifications are requested:

1. *Loading* - To reduce one large Type A (35'x10'x13') loading space to one small Type B (9'x18'10') loading space (PZC Section 33.266.310.D).
2. *Bike Parking* - Reduce the required 2' width of the long-term bike parking spaces to 18" for the vertically mounted spaces within the building (PZC Section 33.266.220.B).
3. *Ground Floor Windows* – To reduce the ground floor window length along NW 12th from 50% to 48% (PZC Section 33.510.220).
4. *Façade Length* – To exceed the 120' façade length limitation for facades above 100' with the 122'-4" long facades proposed (PZC Section 33.510.205.H.2.d (2)).

A Type 3 Design Review is required since the project value exceeds \$437,750 and the new floor area is greater than 1000 SF per table 825-1 of Section 33.825.025.A.

Relevant Approval Criteria:

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

- Central City Fundamental Design Guidelines
- River District Design Guidelines
- Section 33.825.040 - Modifications through Design Review

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 March 14, 2016 and determined to be complete on **April 8, 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.

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. The Hearings Officer does not accept comments via e-mail. 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

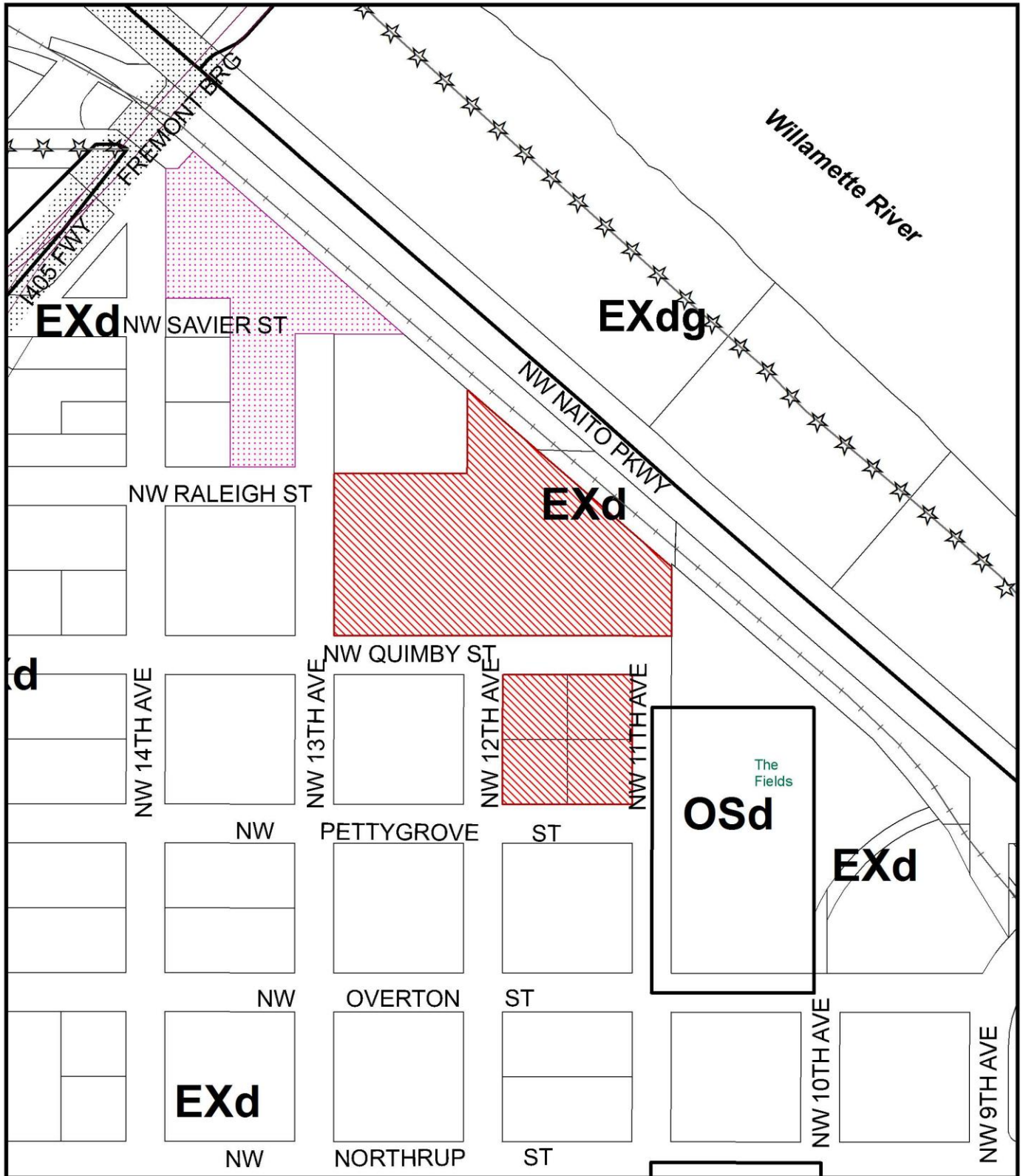
This public hearing will be cancelled if Portland Public Schools close due to inclement weather or other similar emergency. Check local television and radio reports for school closures. The hearing will be rescheduled for the earliest possible date. A renotification notice will not be sent. Please call 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 (C.21)
Floor Plans (C.22 & C.24)
Building Elevations (C.33-C.34)



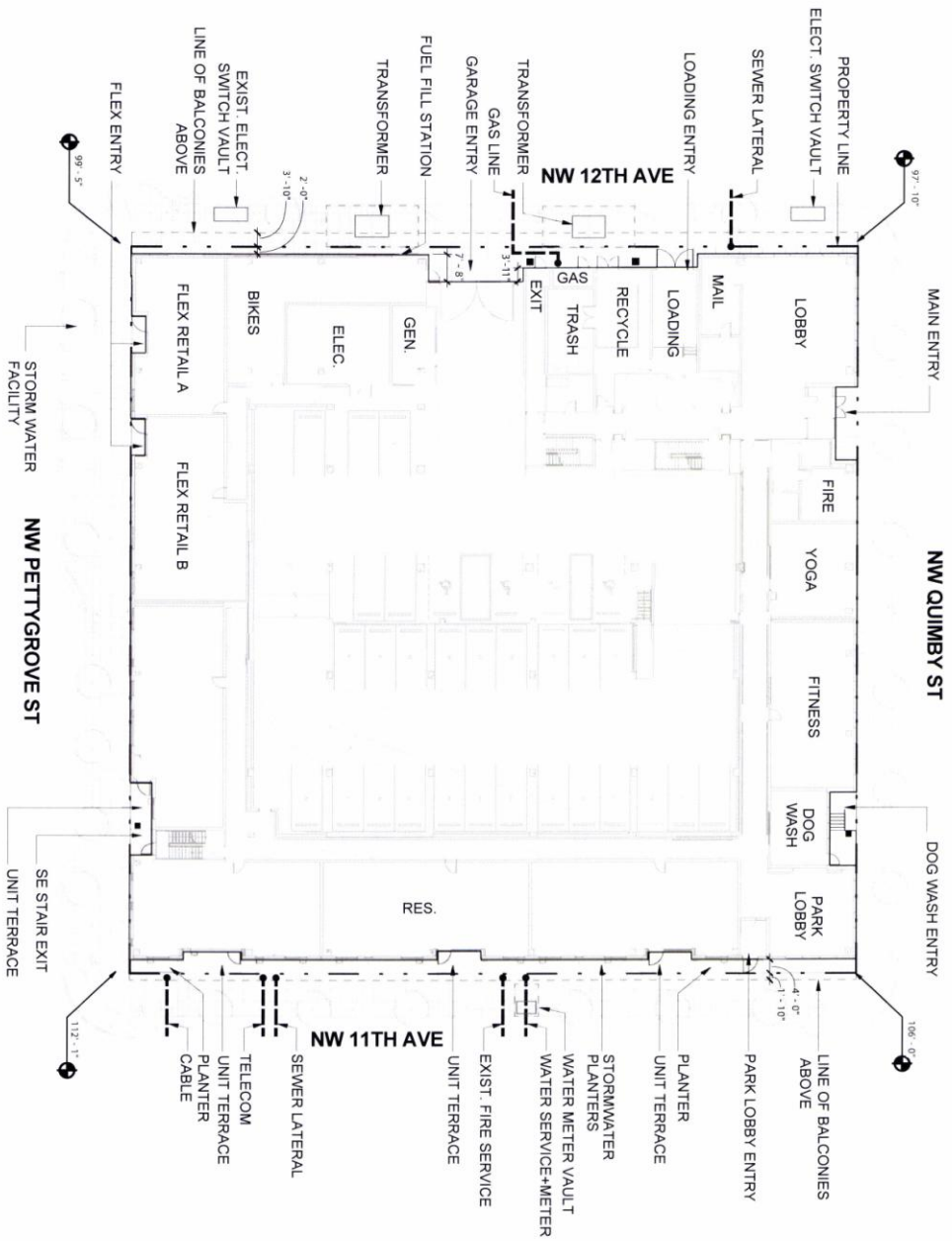
ZONING



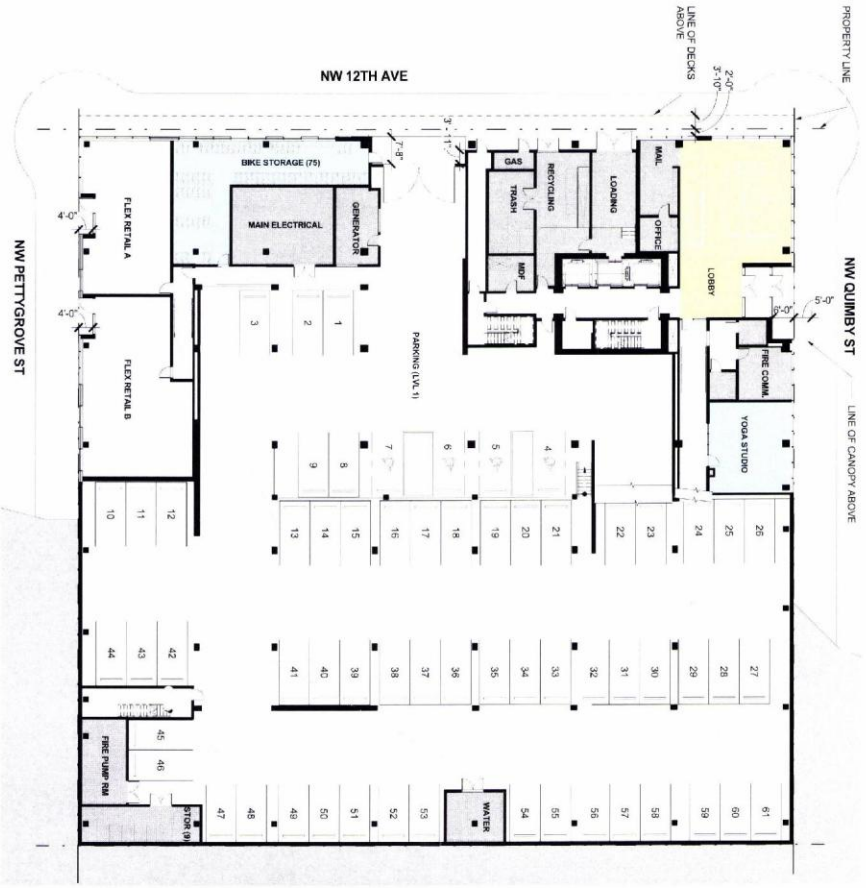
This site lies within the:
 CENTRAL CITY PLAN DISTRICT
 PEARL DISTRICT SUBDISTRICT
 NORTH PEARL SUBAREA

- Site
- Also Owned Parcels
- Recreational Trails

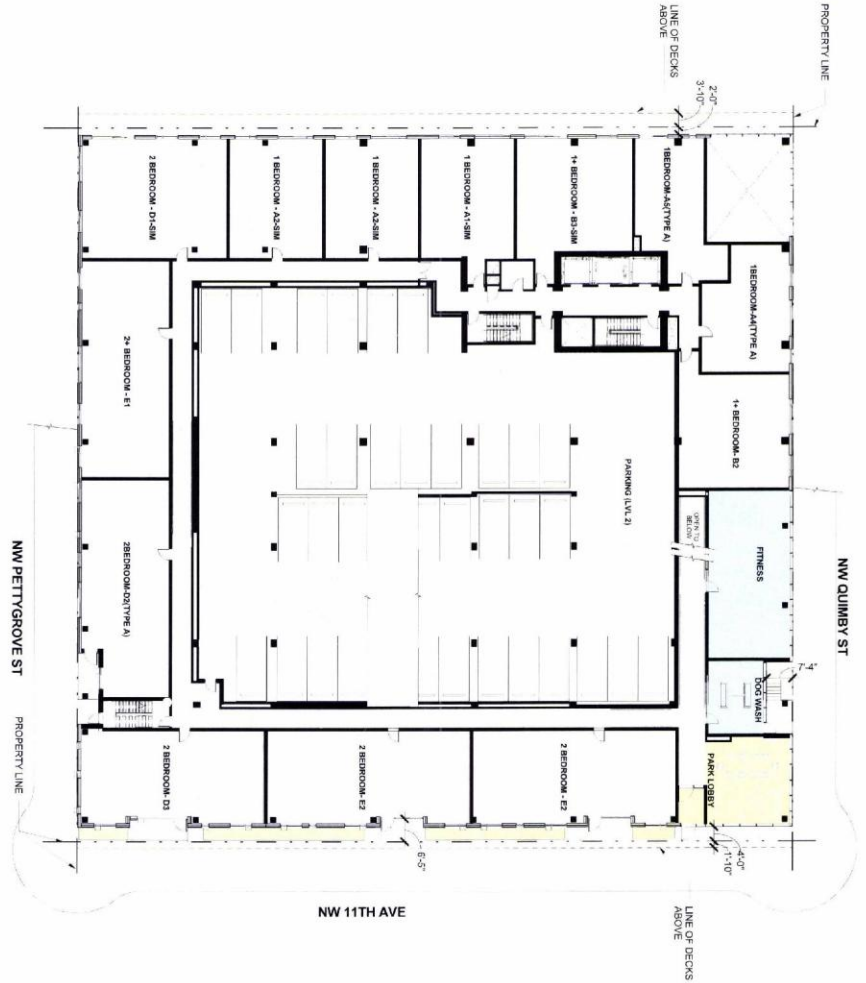
File No.	LU 16-134889 DZM
1/4 Section	2928
Scale	1 inch = 200 feet
State_Id	1N1E28DD 709
Exhibit	B (Apr 08, 2016)



NOTE
COMPOSITE 1ST AND 2ND
LEVEL PLANS FOR CLARITY



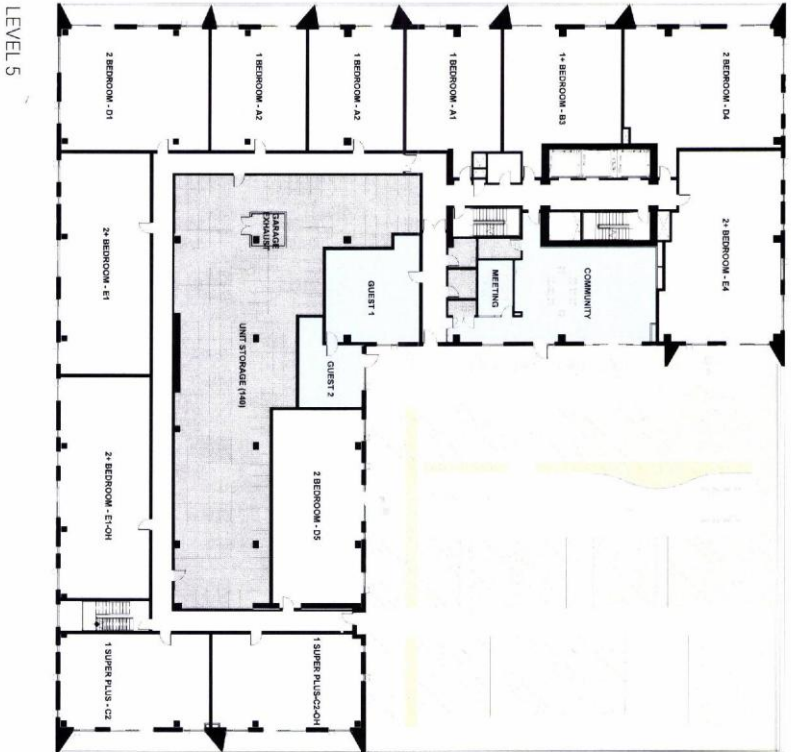
Levels 1-2
 Building Plans



LEVEL 2

FILE # LU 16 - 134889 - DZM
 April 15, 2016

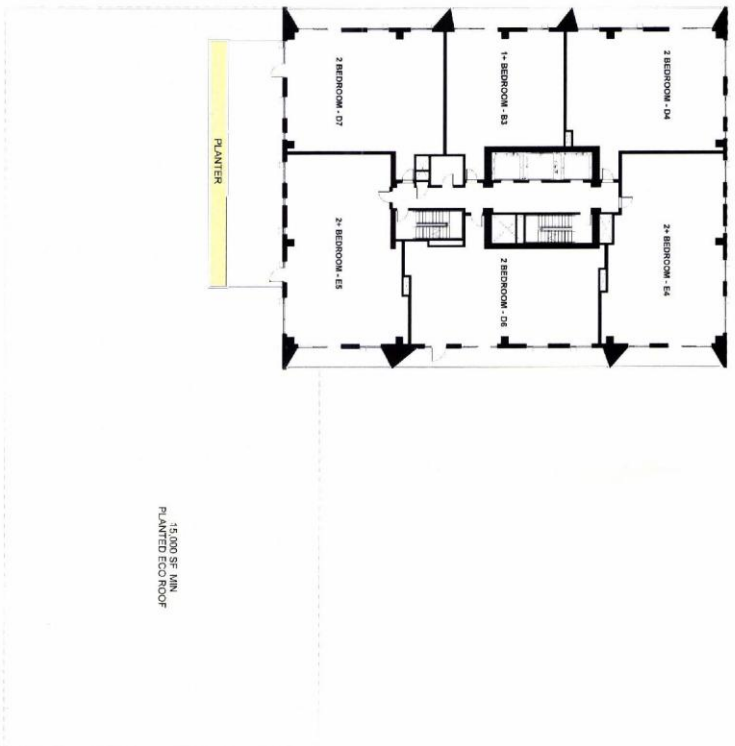
Scale
 1/32" = 1'
 Exhibit C.22



- Residential
- Amenity
- Lobby / Common
- Service / Storage

Level 5 & 6

Building Plans



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April 15, 2016

scale
1/32" = 1'
exhibit **C.24**

HOYT BLOCK 20
Bora



North and East Elevations
Exterior

FILE # LU 16 - 134889 - DZM
April 15, 2016
scale 1"=32'-0"
exhibit **C.33**

HOYT, BLOCK 20
Bora



South and West Elevations
Exterior

FILE # LU 16 - 134889 - DZM
April 15, 2016

scale 1"=32'-0"

exhibit **C.34**