



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

FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, Commissioner  
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Fax: (503) 823-5630  
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[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** 11/29/2016  
**To:** Interested Person  
**From:** Mike Gushard, Land Use Services  
503-823-5091 / [Mike.Gushard@portlandoregon.gov](mailto:Mike.Gushard@portlandoregon.gov)

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

**CASE FILE:** LU 16-153002 HRM AD  
PC # 15-247619  
**REVIEW BY:** Historic Landmarks Commission  
**WHEN:** December 19, 2016 @ 1:30pm  
**WHERE:** 1900 SW Fourth Ave., Suite 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:** The Pearl Building LLC, Owner  
PO Box 1672  
Palo Alto, CA 94302  
  
Suzannah Stanley, Mackenzie Architects  
1515 SE Water Ave, Suite 100  
Portland, OR 97214  
  
Brent Hedberg, Specht Development, Inc  
10260 SW Greenburg Rd #170  
Portland OR 97223

**Site Address:** NW 13<sup>th</sup> and NW Glisan St

**Legal Description:** BLOCK 87 LOT 2&3, COUCHS ADD  
**Tax Account No.:** R180207950  
**State ID No.:** 1N1E33AD 04000  
**Quarter Section:** 3028

**Neighborhood:** Pearl District, contact Reza Farhoodi at [planning@pearldistrict.org](mailto:planning@pearldistrict.org)

**Business District:** Pearl District Business Association, contact Carolyn Ciolkosz at 503-227-8519.

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

**Plan District:** Central City - River District

**Other Designations:** Non-contributing resource 13<sup>th</sup> Avenue Historic District

**Zoning:** EXd – Central Employment Zone with Design and Historic Resource Protection Overlays

**Case Type:** HRM AD – Historic Resource Review with Modifications and Adjustments

**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 requests approval of 6-story office building with a three story underground parking garage for 45 vehicles and rooftop amenity space. The proposed building includes a wooden accessibility ramp and platform on its west elevation that is made to approximate the loading docks that define the 13<sup>th</sup> Avenue Historic District. The submitted drawings show a building that is primarily clad in brick with concrete at the base. End walls facing north and east are proposed to be CMU with a banded detail and board-formed concrete defining a stair tower on the north.

A **Modification** is requested to:

1. 33.140.230 – To reduce the ground floor windows on the NW Glisan St. elevation from the required 50% of the length of the building to 48.48% and from 25% of the ground level wall area to 21.78%

**Adjustments** are requested to:

1. 510.265.F.6.b – To allow parking access on NW Glisan Street, an access restricted street and
2. 266.310.C.2.c – To reduce the number of loading spaces from 2 required Standard A to 0 (zero)

**Relevant Approval Criteria:**

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

- 13<sup>th</sup> Avenue Historic District Design Guidelines
- 33.805 Adjustment Approval Criteria
- Central City Fundamental Design Guidelines
- 33.825.070 Modifications considered during Historic Resource 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 April 15, 2016 and determined to be complete on October 12, 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](http://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 Historic Landmarks Commission 1900 SW Fourth Ave., Suite 3100, Portland, OR 97201 or FAX your comments to 503-823-4347; or you may testify at the hearing. In your comments, you should address the approval criteria. The Historic Landmarks Commission 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 . Historic Landmarks Commission will make a decision about this proposal within 17 days of the close of the record.

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 Historic Landmarks 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 Historic Landmarks 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 Historic Landmarks 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 Historic Landmarks 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 Historic Landmarks 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

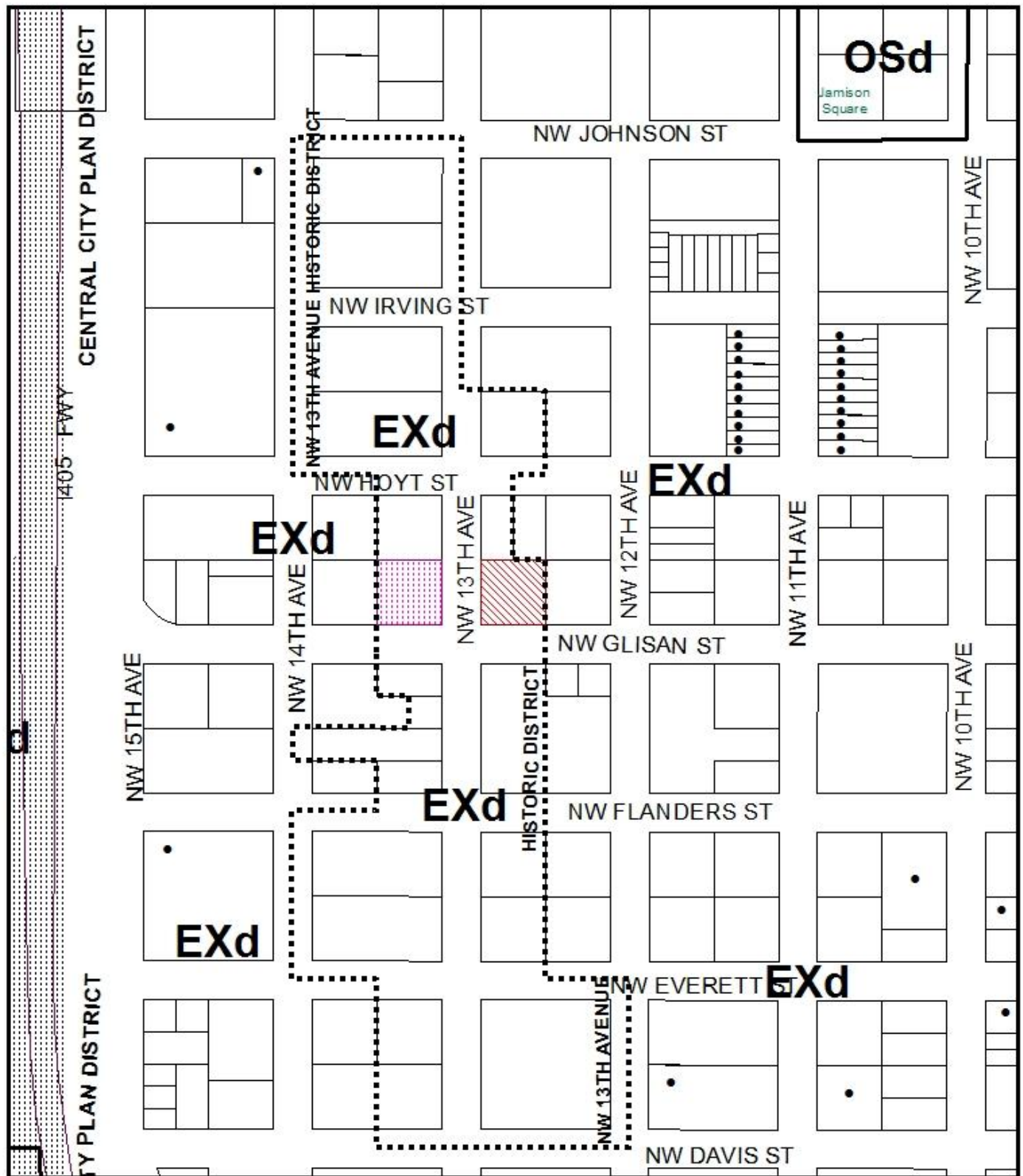
hearing will be rescheduled for the earliest possible date. A renotification notice will not be sent. Please call the Bureau of Development Services at 503-823-7617, for information regarding cancellations or rescheduling.

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](http://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  
South and West Elevation  
North and East Elevation



# ZONING

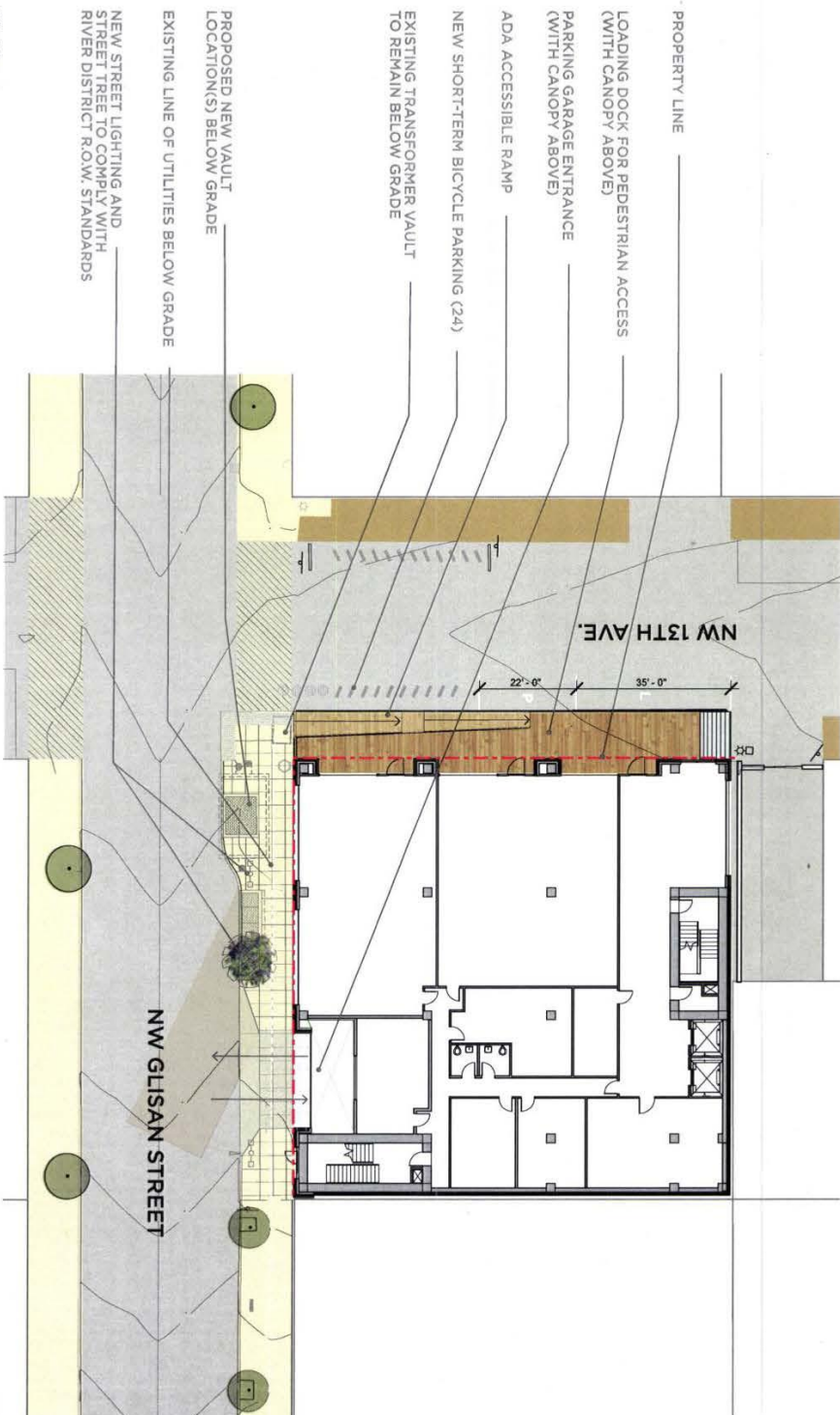


This site lies within the:  
CENTRAL CITY PLAN DISTRICT  
RIVER DISTRICT SUBDISTRICT  
13TH AVENUE HISTORIC DISTRICT

-  Site
-  Also Owned Parcels
-  Historic Landmark

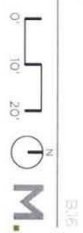
File No. LU 16-153002 HRM, AD  
1/4 Section 3028  
Scale 1 inch = 200 feet  
State\_Id 1N1E33AD 4000  
Exhibit B (Apr 18, 2016)





Site Plan

**Pearl Building East**  
 LU 16-153002 HRM AD





1 2 3 4 5 1 2 3 4 5



- BRICK
- VENEER
- BOARDFORM
- CONCRETE
- WOOD Siding
- DOCK
- CMU
- VENEER\*

0' 15' 30' 60'

1/16" = 1'-0"

0' 15' 30' 60'

1/16" = 1'-0"

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