

**OPPOSE
APPEAL****APPEAL OF JOHN HOLLISTER - PEARL EAST BUILDING
NW GLISAN AND NW 13TH AVE - LU 16-153002 HRM AD**IF YOU WISH TO SPEAK TO CITY COUNCIL, **PRINT** YOUR NAME, ADDRESS, AND EMAIL.

NAME (print)	ADDRESS AND ZIP CODE	Email
✓ DAVID DYSERT	323 NW 13 th AVE	david.dysert@gmail.com
✓ Glen Traeger	1133 NW 11th Ave	gtraeger@att.net
✓ Patty Gardner	1200 NW Marshall Ave	patty57@gmail.com
✓ Reza Farhoodi	1230 NW 12 th Ave	Michael87@gmail.com
✓ CAROLINE DAO	4045 N. MISSOURI AVE.	radio2saturn@gmail.com
✓ KIRK RANZETTA	LANDMARKS COMMISSIONER	
✓ Glen Traeger	1133 NW 11 th Ave	gtraeger@att.net
✓ Iain Mackenzie	20 NW 16 th Ave	i.f.mackenzie@gmail.com

**SUPPORT
APPEAL**
**APPEAL OF JOHN HOLLISTER - PEARL EAST BUILDING
NW GLISAN AND NW 13TH AVE - LU 16-153002 HRM AD**

IF YOU WISH TO SPEAK TO CITY COUNCIL, **PRINT** YOUR NAME, ADDRESS, AND EMAIL.

NAME (print)	ADDRESS AND ZIP CODE	Email
✓ Gary Reddick	1001 S.E. WATER AV. Ste 175	glr@V3-STUDIO.COM
✓ Jim Petemmar	1677 E 25 th Ave Eugene	jamesp@uoregon.edu
✓ Danny Cohen	1429 NW SLOCUM WAY, 97229	daniel.m.cohen@berkeley.edu
✓ TRACY Prince	2187 SW Market	
✓ BRENT McCARTER	7061 N University Ave 97203	brent.hobo@yahoo.com
✓ MATT CRAVEN		
GLENN TERRY	1133 NW 14th, Unit 519	
MARK SMITH	1610 SW CANBY ST 97219	
✓ MARY SIPE		
Shawn McCLOUD	2270 4W Irving St	



• ORIGINAL HYBRID •
FOOTWEAR, BAGS AND SOCKS

June 13, 2017
Attn: Council Clerk
City of Portland
1221 SW Fourth Ave. Room 130
Portland, OR 97204

RE: LU 16-153002 (Pearl East Building) Letter of Support

June 6, 2017
Attn: Council Clerk
City of Portland
1221 SW Fourth Ave. Room 130
Portland, OR 97204

RE: LU 16-153002 (Pearl East Building)
Letter of Support

To Whom It May Concern –

I am writing on behalf of KEEN Footwear (“KEEN”) in support of the proposed Pearl East Building. KEEN is currently a tenant in the building located at 515 NW 13th St. (the “Pearl Building”). The Pearl Building is directly across the street from the above-referenced project. An entity affiliated KEEN owns the Pearl Building and the land upon which aforementioned project would be built.

The Pearl Building is located within the NW 13th Avenue Historic District and has significant historical character – it was this character that originally attracted KEEN to locate in the Pearl Building. As part of KEEN’s tenancy, the Pearl Building underwent a number improvements, including voluntary seismic improvements and structural upgrades, modernizing building systems, and adding amenities to the building for KEEN’s use. KEEN and its employees value the historic nature of the Pearl Building and surrounding area. With that in mind, I write to express my support of the unanimous decision by the Landmarks Commission to approve the Pearl East Building (LU 16-153002).

As proposed, the Pearl East Building design incorporates many design cues and features from historical buildings in the Pearl, including our own building. The design of the building, including its scale and height, are compatible with the district and will be an asset to the area.

As the tenant of a historic building who is concerned about maintaining the integrity of the district, I encourage the City Council to affirm the decision by the Landmarks Commission and allow development of the Pearl East Building to proceed. For purposes of full disclosure, an entity affiliated KEEN owns the Pearl Building and the land upon which the above-referenced project would be built.

Best regards,

Casey Sheahan, President

2257 NW RALEIGH ST.
PORTLAND, OR 97210



503.823.4288
WWW.PEARLDISTRICT.ORG

2017

Re: Pearl East
NW 13th & NW Glisan

Dear Design Commission:

The Pearl District Neighborhood Association met with the developers of this project multiple times to talk over the design direction of the project. We voted to support this project at our last meeting on Feb. 21st.

We very much appreciate that the building is keeping within the base zoning in height. The setback for the penthouse is also appreciated as it will enable the building to be more in keeping with the 13th Avenue Historic District. The material choice and detailing on the street are well chosen as they will be harmonious with the surrounding historic fabric. The proposed loading dock on 13th also continues the historic pattern on the street.

While the garage entry on Glisan is not ideal, this site does not have any other alternative; the developer has dealt with the functionality as best they can. We would not have supported a garage entry on 13th Avenue.

Regards,

Patricia Gardner
Co-Chair, PDNA Planning & Transportation Committee

Moore-Love, Karla

From: Gushard, Mike
Sent: Tuesday, June 13, 2017 12:32 PM
To: Moore-Love, Karla
Cc: Suzannah Stanley
Subject: FW: LU 16-153002 (Pearl East Building)
Attachments: Pearl East.pdf

Importance: High

Karla,

The applicant forwarded this letter of support for to me for tomorrow's appeal.

Best,

Mike

From: Suzannah Stanley [mailto:SStanley@mcknze.com]
Sent: Tuesday, June 13, 2017 12:19 PM
To: Gushard, Mike <Mike.Gushard@portlandoregon.gov>
Subject: FW: LU 16-153002 (Pearl East Building)
Importance: High

Hello Mike,
Another letter of support...

Suzannah Hamlin Stanley | Associate | Land Use Planner
MACKENZIE. P 503.224.9560 W mcknze.com C [vcard](#)
1515 SE Water Ave, Suite 100 | Portland OR 97214

From: Brent Hedberg [mailto:bhedberg@spechtprop.com]
Sent: Tuesday, June 13, 2017 12:13 PM
To: Suzannah Stanley <SStanley@mcknze.com>; Paul Kisling <PKisling@mcknze.com>
Subject: FW: LU 16-153002 (Pearl East Building)
Importance: High

FYI

Brent Hedberg
Project Manager
Specht Development, Inc. | Specht Properties, Inc.
T 503.646.2202 | F 503.802.0481
E bhedberg@spechtprop.com



From: Michael Bernatz [mailto:mbernatz@mericap.com]
Sent: Tuesday, June 13, 2017 11:05 AM

Subject: LU 16-153002 (Pearl East Building)

Importance: High

Hello – I am unable to attend this afternoon's hearing about the above-referenced project.

Please refer to the attached letter supporting the project.

Best Regards,

Michael Bernatz

Vice President

Meriwether Partners LLC

1136 NW Hoyt Street, Suite 220

Portland, OR 97209

t: 503.889.0098

c: 503.307.3444

mbernatz@mericap.com

www.meriwetherpartners.com

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MERIWETHER PARTNERS LLC
COMMERCIAL REAL ESTATE SERVICES

June 12, 2017

Attn: Council Clerk
City of Portland
1221 SW Fourth Ave. Room 130
Portland, OR 97204

RE: LU 16-153002 (Pearl East Building)

To Whom It May Concern:

Meriwether Partners LLC owns several commercial buildings in the Pearl District, including The Gregory at NW 11th and Glisan and The Overton at NW 14th and Overton. We also worked during 2015 and part of 2016 to entitle a speculative office development on a three-quarter block site at NW 14th and Glisan.

Our investment and development experience in the Pearl District affords us a unique perspective on the ever-changing landscape of the neighborhood. With that in mind, we are supporting the proposed Pearl East Building (LU 16-153002) for several reasons outlined below.

The proposed project exhibits high quality design and construction materials that are consistent with historic brick and beam structures throughout the neighborhood. It is extremely difficult to name another new office building development that genuinely incorporates design elements from the historic district into modern construction.

Furthermore, the scale and height of the proposed building are compatible with the character of the district. The request for additional height is reasonable considering the many complications associated with developing property in Portland's dense urban core. Permitting one or two additional floors does not materially change the highest and best use of this underutilized surface parking lot, or any other existing vacant or low-rise property subject to normal economic forces.

Please consider this letter as support for the proposed Pearl East Building. We encourage City Council to affirm the decision by the Landmarks Commission and allow the development of this high-quality project.

Best Regards,

Michael Bernatz
Vice President
Meriwether Partners LLC

Moore-Love, Karla

From: Brent Hedberg <bhedberg@spechtprop.com>
Sent: Wednesday, June 07, 2017 4:35 PM
To: Moore-Love, Karla
Subject: Pearl East Building Letter of Support - LU 16-153002
Attachments: PBE - 1010 Letter - Signed.pdf

Good afternoon Karla –

Please find attached on behalf of Flanders Venture LLC a letter of support related to the above-referenced land use case.

Best regards,

Brent Hedberg
Project Manager
Specht Development, Inc. | Specht Properties, Inc.
T 503.646.2202 | F 503.802.0481
E bhedberg@spechtprop.com



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Moore-Love, Karla

From: Gushard, Mike
Sent: Tuesday, June 06, 2017 10:37 AM
To: Moore-Love, Karla
Cc: Heron, Tim; Torgerson, Leanne; Suzannah Stanley
Subject: Testimony: Pearl East Appeal 16-153002. (6/14 Appeal Hearing)
Attachments: AWS Real Estate .pdf

Karla,

The applicant for this project forwarded the attached letter to me today. While it is addressed to the City Council clerk, I wanted to forward it on to you just in case you did not receive it in the mail.

If you have any questions, please do not hesitate to call or email me.

Mike Gushard | city planner
Historic Resource Review | Design Review
City of Portland | Bureau of Development Services
1900 SW 4th Avenue, Suite 5000, Portland, OR 97201

p: 503.823.5091
f: 503.823.5630
e: mike.gushard@portlandoregon.gov
w: www.portlandoregon.gov/bds

From: Suzannah Stanley [<mailto:SStanley@mcknze.com>]
Sent: Tuesday, June 06, 2017 7:38 AM
To: Gushard, Mike <Mike.Gushard@portlandoregon.gov>
Subject: FW: Pearl East

Mike, wanted to make sure you had this.

Suzannah Hamlin Stanley | Associate | Land Use Planner
MACKENZIE. P 503.224.9560 **W** mcknze.com **C** [vcard](#)
1515 SE Water Ave, Suite 100 | Portland OR 97214

From: Brent Hedberg [<mailto:bhedberg@spechtprop.com>]
Sent: Monday, June 05, 2017 11:58 AM
To: Suzannah Stanley <SStanley@mcknze.com>
Cc: Paul Kisling <PKisling@mcknze.com>
Subject: FW: Pearl East

Please see attached. I'm not sure if Al sent this in or not – will you please make sure it was received by the City.

Thanks,

Brent Hedberg
Project Manager
Specht Development, Inc. | Specht Properties, Inc.



From: Al Solheim [<mailto:solheim@awsrealestate.com>]
Sent: Monday, June 5, 2017 10:41 AM
To: Brent Hedberg <bhedberg@spechtprop.com>
Subject: Pearl East

Brent,

Here is the letter.

Al

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SPECHT PROPERTIES
SPECHT DEVELOPMENT

10260 SW Greenburg Road, Suite 170
Portland, OR 97223
503.646.2202
Fax 503.802.0481
www.spechtprop.com

June 6, 2017

Attn: Council Clerk
City of Portland
1221 SW Fourth Ave. Room 130
Portland, OR 97204

RE: LU 16-153002 (Pearl East Building)
Letter of Support

To Whom It May Concern –

I am writing on behalf of Flanders Venture LLC ("1010") in support of the proposed Pearl East Building. 1010 is the current owner of the Ballou & Wright building located at 10th and Flanders. The Ballou & Wright building is listed on the state and national historic registries and has significant historical character. 1010 is currently in the process of constructing a number of improvements to this historic building, including voluntary seismic improvements and structural upgrades, modernizing building systems, and adding a variety of amenities to the building for current and future tenants. We have a demonstrated level of respect for the historical nature of this building and the surrounding area – it is through that lens that I'm writing to express my support of the unanimous decision by the Landmarks Commission to approve the Pearl East Building (LU 16-153002).

As proposed, the Pearl East Building design takes a variety of elements from historical buildings in the Pearl and incorporates them into a modern structure. I believe that the design of the building, including its scale and height, are compatible with the character of the district.

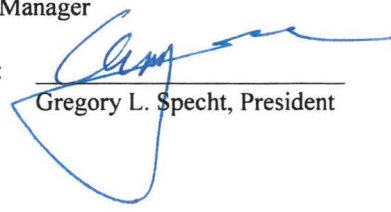
As the owner of a historic building who is concerned about maintaining the integrity of the district, I encourage the City Council to affirm the decision by the Landmarks Commission and allow development of the Pearl East Building to proceed. For purposes of full disclosure, an entity affiliated with the undersigned has provided consulting services to the owner of the subject property.

Best regards,

FLANDERS VENTURE LLC
a Delaware limited liability company

By: Specht 1010 LLC
an Oregon limited liability company
Its Manager

By: Specht Investments, Inc.
an Oregon corporation
Its Manager

By: 

Gregory L. Specht, President

Moore-Love, Karla

From: Casey Hopkins <casey@elevationlab.com>
Sent: Tuesday, June 06, 2017 11:04 AM
To: Moore-Love, Karla
Subject: Support letter for Pearl East Building (LU 16-153002)
Attachments: Pearl East Support Letter.pdf

Hi,

I would like to voice my support for the Pearl East Building (LU 16-153002), I am a nearby resident.

Thank you,

Casey Hopkins

Elevation Lab | 237 NE 10th Ave | Portland, OR 97232
M 503.997.6587

May 30th, 2017

Attn: Council Clerk
City of Portland
1221 SW Fourth Ave. Room 130
Portland, OR 97204

RE: LU 16-153002 (Pearl East Building)
Letter of Support

To Whom It May Concern –

I'm writing to express my support of the unanimous decision by the Landmarks Commission to approve the Pearl East Building (LU 16-153002). I live in a condominium three blocks from the proposed project. I believe the Pearl East Building will improve the area by replacing a ugly existing surface parking lot, add value to the neighborhood, and will be a positive contribution to the 13th avenue historic district.

I appreciate how the proposed Pearl East Building takes various elements from historical structures along 13th integrates them into an attractive modern design. And I believe that the proposed project's scale and height are compatible with the character of the district.

I encourage the City Council to affirm the decision by the Landmarks Commission and allow development of the Pearl East Building to proceed.

Best regards,

A handwritten signature in black ink, appearing to read 'Casey Hopkins', with a long, sweeping horizontal line extending to the right.

Casey Hopkins

1410 NW Kearney St. #517
Portland, OR 97209

Moore-Love, Karla

From: Gushard, Mike
Sent: Tuesday, June 06, 2017 10:37 AM
To: Moore-Love, Karla
Cc: Heron, Tim; Torgerson, Leanne; Suzannah Stanley
Subject: Testimony: Pearl East Appeal 16-153002. (6/14 Appeal Hearing)
Attachments: AWS Real Estate .pdf

Karla,

The applicant for this project forwarded the attached letter to me today. While it is addressed to the City Council clerk, I wanted to forward it on to you just in case you did not receive it in the mail.

If you have any questions, please do not hesitate to call or email me.

Mike Gushard | city planner
Historic Resource Review | Design Review
City of Portland | Bureau of Development Services
1900 SW 4th Avenue, Suite 5000, Portland, OR 97201

p: 503.823.5091
f: 503.823.5630
e: mike.gushard@portlandoregon.gov
w: www.portlandoregon.gov/bds

From: Suzannah Stanley [<mailto:SStanley@mcknze.com>]
Sent: Tuesday, June 06, 2017 7:38 AM
To: Gushard, Mike <Mike.Gushard@portlandoregon.gov>
Subject: FW: Pearl East

Mike, wanted to make sure you had this.

Suzannah Hamlin Stanley | Associate | Land Use Planner
MACKENZIE. P 503.224.9560 W mcknze.com C [vcard](#)
1515 SE Water Ave, Suite 100 | Portland OR 97214

From: Brent Hedberg [<mailto:bhedberg@spechtprop.com>]
Sent: Monday, June 05, 2017 11:58 AM
To: Suzannah Stanley <SStanley@mcknze.com>
Cc: Paul Kisling <PKisling@mcknze.com>
Subject: FW: Pearl East

Please see attached. I'm not sure if Al sent this in or not – will you please make sure it was received by the City.

Thanks,

Brent Hedberg
Project Manager
Specht Development, Inc. | Specht Properties, Inc.



From: Al Solheim [<mailto:solheim@awsrealestate.com>]
Sent: Monday, June 5, 2017 10:41 AM
To: Brent Hedberg <bhedberg@spechtprop.com>
Subject: Pearl East

Brent,

Here is the letter.

Al

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Albert W. Solheim

May 30, 2017

Attn: Council Clerk
City of Portland
1221 SW Fourth Ave. Room 130
Portland, OR 97204

RE: LU 16-153002 (Pearl East Building)
Letter of Support

To Whom It May Concern –

I'm writing to express my support of the unanimous decision by the Landmarks Commission to approve the Pearl East Building (LU 16-153002). I have been involved in development of the Pearl District for over 30 years. Together with my partners, I continue to own four buildings within the 13th Avenue Historic District. These include the two Self Storage building (13th and Johnson) and (13th and Davis), the Maddox Building (12th and Hoyt), 13th Street Lofts (13th and Everett). In addition, outside the District, we just completed the adaptive reuse of the Stagecraft Building, located at 13th and Kearney, which is a two story building constructed in 1892. This represented a significant commitment to the neighborhood and the continuity of 13th street. All of these buildings are located near the proposed Pearl East Building. I also own and live in a condominium located three blocks from the proposed project.

I appreciate how the proposed Pearl East Building takes elements from historical structures along 13th and elsewhere in the Pearl and incorporates them into a modern structure. I believe that the design of the building, including its scale and height, are compatible with the character of the district.

I encourage the City Council to affirm the decision by the Landmarks Commission and allow development of the Pearl East Building to proceed.

Best regards



Albert W Solheim

Moore-Love, Karla

From: Mathew Mattila <MathewMattila@cascadenorthernmortgage.com>
Sent: Tuesday, May 30, 2017 3:46 PM
To: Moore-Love, Karla
Subject: Pearl East Building (LU 16-153002)
Attachments: Pearl East Building.pdf

Good Afternoon Karla,

I hope you had a wonderful memorial day weekend.

Attached you will find my letter of support for an upcoming project in my neighborhood.

Please let me know if you have any questions.

Mathew

Mathew Mattila

Cascade Northern Mortgage
1238 NW Glisan Street #A
Portland, OR 97209
C-(971) 404-9844
O-(360) 882-0802
www.cascadenorthernmortgage.com
MLO-112683 / ML-2166 / 106650



MATHEW MATTILA
MORTGAGE PROFESSIONAL

May 30, 2017
Attn: Council Clerk
City of Portland
1221 SW Fourth Ave. Room 130
Portland, OR 97204

RE: LU 16-153002 (Pearl East Building)
Letter of Support

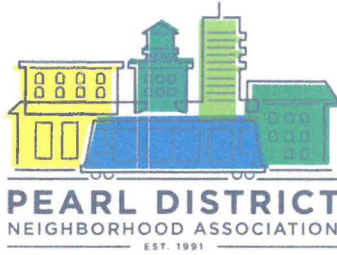
To Whom It May Concern –

I'm writing to express my support of the unanimous decision by the Landmarks Commission to approve the Pearl East Building (LU 16-153002). I currently own a commercial condominium where my office is located directly across the street from the proposed project. I believe the proposed building will improve the area by replacing an existing surface parking lot and will be a positive addition to the 13th avenue historic district.

I appreciate the way in which the proposed Pearl East Building borrows elements from historical structures along 13th and elsewhere in the Pearl and incorporates them into an attractive modern building design. I believe that the proposed project, including its scale, height and design, are compatible with the character of the district.

I encourage the City Council to affirm the decision by the Landmarks Commission and allow development of the Pearl East Building to proceed.
Best regards,

Mathew Mattila
Loan Originator
Cascade Northern Mortgage



May 8, 2016

Dear Tim Heron --

I'm writing in regards to EA 16-108208 DA Pearl East Building, currently under review with MacKenzie architects. Mackenzie presented to the Pearl District Neighborhood Association's planning and transportation committee on April 19th and the committee **voted to support the current design** on the following merits:

The developer asked Mackenzie to make the new building look like it has "always been there" and we agree that the design does a very good job of matching the other buildings in the NW 13th Historic District. The materials, height, canopy and use will contribute to the character of the district and the neighborhood.

We are also very pleased to see a surface parking lot turned into something viable and contributing to the purpose and vision of the Pearl District.

We do, however, have two concerns that we hope the city will work with Mackenzie to address.

1. While the building does an excellent job of looking like it has always been there, nothing in the design makes it stand out. It blends a little too well. This building is being built in the 21st century, not the 20th, and we believe there is room to push the design just enough to reflect contemporary techniques and sensibilities to make it stand out just a little bit.
2. We understand the tradition of leaving walls that may be blocked by future development blank in order to avoid wasting materials or losing views. We suggested that the developer try to buy the air rights off the building east of this proposal so they can add windows to the east wall and we would support that in the future. We also suggested that the developer commission a mural for the blank wall(s), perhaps in the old style of advertising. If a mural is done of this wall, we suggest that it reflect the building's relationship with the historic district.

Sincerely --

Kate Washington

PDNA Board Member

Co-chair of the PDNA Planning, Transportation & Design Review Committee

Pearl East City Council Speech

I'd like to begin by thanking John Hollister for giving me the opportunity to speak on such a critical issue, and I want to acknowledge Portland City Council for listening. When John first approached me with his situation, I wasn't convinced of its importance. My home is nearly six miles away from the proposed development, and I had trouble imagining how it would affect my day-to-day activities.

Once I finished speaking with John, however, I realized this hearing is about more than just a building. As a 17-year-old recent high school graduate, I represent the next wave of American voters, a generation that demands government transparency and encourages civic engagement. The actions taken to advance this development jeopardize the core of democratic participation, and while the Thirteenth Avenue Historic District may be small, this precedent of backroom proceedings and silenced citizens will ripple across the entire city.

Though I generally find myself on the pro-business side of economic discussions, the proposed initiative concerns me for three reasons. First, as an active member of the Portland community and a supporter of dialogue between a government and its citizens, I reject the notion that corporations and politicians can draw plans behind closed doors without acknowledging the input of citizens who will be affected by the decision. Because the choice to increase Pearl East's height to one hundred feet was made before John had the opportunity to express his opinion, the decision should not be considered valid.

Second, I am concerned by the misrepresentation of data that occurred during previous hearings. Due to the use of high-uncertainty satellite approximations by the developers, Pearl East appeared comparatively smaller than it is in reality. While twenty five extra feet

may seem insignificant, it's telling that a manipulation of the facts was necessary to convince the Council. The purpose of government is to arbitrate conflict between its constituents, and when blatant exaggerations become permissible, the situation yields profoundly unfair results.

Third, I am troubled by former PDNA President Patricia Gardner's unreported conflicts of interest and her lack of accountability when choosing not to seek mandatory retroactive Board approval for her actions. A governmental decision cannot be considered valid if the public is unaware that its consequences may secretly and disproportionately benefit a given party.

While we are here today to discuss the height of a building, what's at stake is far more than twenty five vertical feet of concrete and rebar. To approve this development is to sideline future ethical business and reject the transparency and engagement that our citizens demand. Whether you're anti-development, pro-business, or somewhere in between, it is evident that the proposed height increase for Pearl East has not been arrived at through legitimate means. Thank you.

NW13th Ave Historic District Design Guidelines

(Relevant excerpts regarding approval criteria for height and visual compatibility)

- One of the essential elements which defines the character of the NW 13th Ave Historic District is the high degree of compatibility among its visual elements and architectural relationships
- Contemporary design for new buildings and additions to existing buildings is not discouraged if such design is compatible with the size, scale, color, material, and character of the district, buildings or its environment
- The added height is visually compatible with adjacent historic buildings



City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue - Portland, Oregon 97201 | 503-823-7300 | www.portlandoregon.gov/bds



Type III Decision Appeal Form

LU Number: LU 16-153002 HRM

FOR INTAKE, STAFF USE ONLY

Date/Time Received 4/19/17 @ 2:20 PM

Received By Mary

Appeal Deadline Date 4/20/17

☐ Entered in Appeal Log

☐ Notice to Auditor

☐ Notice to Dev. Review

☒ Action Attached Decision

Fee Amount \$ 5000

☐ Fee Waived

Bill # 4109406

☐ Unincorporated MC

APPELLANT: Complete all sections below. Please print legibly.

PROPOSAL SITE ADDRESS NW 13th + NW Glisan

DEADLINE OF APPEAL 4/20/2017

Name John Hollister

LU 16-153002

Address 526 NW 13th Ave City Portland

State/Zip Code OR 97209

Day Phone 503 956-6294

Email jhollister@greatergiving.com

Fax

Interest in proposal (applicant, neighbor, etc.) Neighbor/Concerned Citizen

Identify the specific approval criteria at the source of the appeal:

Zoning Code Section 33. 846 . DBO F1A

Zoning Code Section 33. _____

Zoning Code Section 33. _____

Zoning Code Section 33. _____

Describe how the proposal does or does not meet the specific approval criteria identified above or how the City erred procedurally:

Building does not meet NW 13th Ave Historic District Design Guidelines for Approval Criteria for Height and Visual Compatibility (see Attached)

Appellant's Signature John Hollister

FILE THE APPEAL - Submit the following:

☒ This completed appeal form

☒ A copy of the Type III Decision being appealed

☒ An appeal fee as follows:

☒ Appeal fee as stated in the Decision, payable to City of Portland

☐ Fee waiver for ONI Recognized Organizations approved (see instructions under Appeals Fees A on back)

☐ Fee waiver request letter for low income individual is signed and attached

☐ Fee waiver request letter for Unincorporated Multnomah County recognized organizations is signed and attached

The City must receive the appeal by 4:30 pm on the deadline listed in the Decision in order for the appeal to be valid. To file the appeal, submit the completed appeal application and fee (or fee waiver request as applicable) at the Reception Desk on the 5th Floor of 1900 SW 4th Ave, Portland, Oregon, between 8:00 am and 4:30 pm Monday through Friday.

The Portland City Council will hold a hearing on this appeal. The land use review applicant, those who testified and everyone who received notice of the initial hearing will receive notice of the appeal hearing date.

Information about the appeal hearing procedure and fee waivers is on the back of this form.

CASE NO. 16-153002
H-1