



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

Ted Wheeler, Mayor
Rebecca Esau, 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 AN APPEAL OF THE
PORTLAND DESIGN COMMISSION**

CASE FILE: LU 19-145295 DZM – *HYATT PLACE*
WHEN: March 19, 2020 at 2:00 PM
WHERE: COUNCIL CHAMBERS, 1221 SW FOURTH AVENUE

Date: February 24, 2020
To: Interested Person
From: Arthur Graves, Land User Services, 503.823.7803

A public hearing will be held to consider an appeal of the Design Commission's decision to approve a 23-story mixed use building at **350 NW 12th Avenue**, which is in the Pearl Sub-District of the Central City Plan District. The Design Commission decision of approval with conditions has been appealed by **Carrie Richter representing the Pearl Neighbors for Integrity in Design**. At the hearing, City Council will consider the appeal. You are invited to testify at the hearing.

This will be an Evidentiary hearing, one in which new evidence can be submitted to the City Council. For a general explanation of the City Council hearing process please refer to the last page of this notice.

GENERAL INFORMATION

Appellant: Patricia Cliff: patricia@patriciacliff.com
311 NW 12th Avenue #1502
Portland, OR 97209-2997

Applicant: Li Alligood | Otak, Inc. | 503.415.2384
808 SW 3rd Ave #300 | Portland OR 97204

Owner: James Wong | Parq on 12th LLC
606 Maynard Ave S #251 | Seattle WA 98104

Developer: Ray Harrigill | The Sunray Companies, LLC | 601.707.9225
1012 Madison Ave Ste A | Madison MS 39110

Site Address: **350 NW 12th Avenue**

Legal Description: BLOCK 78 LOT 6&7, COUCHS ADD
Tax Account No.: R180207240
State ID No.: 1N1E33DA 02700
Quarter Section: 3028
Neighborhood: Pearl District, contact planning@pearldistrict.org.
Business District: Pearl District Business Association, contact at info@explorethepearl.com
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
Plan District: Central City (Plan District), Pearl District (Sub-District)
Zoning: EXd: Central Employment (EX) base zone, and Design (d) overlay zone
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 is seeking **Design Review** approval for a 23-story mixed use building, which includes hotel and residential uses, in the Pearl Sub-District of the Central City Plan District. The proposed height of the quarter-block building is 250' with 197,118 square feet of floor area. 160 hotel rooms and 113 dwelling units are proposed. No on-site parking is proposed. Two loading spaces are proposed. Exterior materials include ribbed and flat metal paneling, aluminum windows, glass guardrails, steel canopies, formed concrete piers and aluminum storefronts.

Initially a Modification was requested to reduce the spacing and maneuvering area associated with long-term bicycle parking. The applicant later met the code requirement and the Modification was not required.

Relevant Approval Criteria:

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

- 33.825, Design Review
- *The Central City Fundamental Design Guidelines*
- *The River District Design Guidelines*
- Oregon Statewide Planning Goals

REVIEW BODY DECISION

The following decision was initially issued on January 21, 2020 and re-mailed on February 03, 2020 due to a previous mailing error/omission.

DESIGN COMMISSION DECISION

It is the decision of the Design Commission to approve a Design Review for a new 23-story mixed use building consisting of hotel/hospitality and residential uses in the Pearl District Sub-District of the Central City Plan District. Included are café/lounge and lobby space at the ground level, 160 hotel rooms on levels 2-11, 113 one-bedroom and studio units on levels 12-23, shared amenity and event/lounge spaces are located on the mezzanine and the 22nd floor. Two loading spaces are located off of NW 12th Avenue. Exterior materials include concrete panel at the base and metal panel at the middle and top of the tower.

The full decision is available on the BDS website: [HYATT PLACE](#)

APPEAL

The Design Commission decision of approval with conditions has been appealed by **Carrie Richter representing the Pearl Neighbors for Integrity in Design**. According to the appellants' statement, which did not provide direct connection between the relevant approval criteria that they cite and their issued raised, the appeal of the Design Commission decision is based on arguments that include:

- Vehicle demand generated by the project;
- The applicability of current code;
- Impacts to the Flanders Bikeway Project;
- The intensity of development on a quarter-block site;
- The mass and height of the building;
- The design of the building;

- The removal of a tree;
- Bicycle parking;
- The lack of on-site vehicle parking;
- The lack of a LEED Certification focus;
- The location of the hotel valet drop-off;
- Impacts to cultural and ethnic diversity of the South Pearl area.

The full appeal statement can be viewed in the notice located on the BDS website at <https://www.portlandoregon.gov/bds/35625>. Click on the District Coalition then scroll to the relevant Neighborhood and case number.

Review of the case file: The file and all evidence on this case are available for your review by appointment by making a request online or contacting me.

- Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. Copies of all information in the file can be obtained for the cost of making copies during the appointment.
- If you would like to request a copy of the file online, please visit <https://www.portlandoregon.gov/bds/54732>. The fee for this service varies based on the size of the case file and how long it would take to scan or copy documents.
- I can provide some information over the phone or through email.

We are seeking your comments on this proposal. The hearing will be held before the City Council. To comment, you may write a letter in advance, or testify at the hearing. In your comments, you should address the approval criteria, as stated above. Please refer to the file number when seeking information or submitting testimony. Written comments **must be received by the end of the hearing** and should include the case file number and the 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. A description of the City Council Hearing process is attached.

If you choose to provide testimony by electronic mail, please direct it to the Council Clerk at CCTestimony@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.

City Council's decision is final. Any further appeal must be filed with the Oregon Land Use Board of Appeals (LUBA). Failure to raise an issue in a hearing, in person or by letter, by the close of the record or at the final hearing on the case or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes an appeal to LUBA on that issue. Also, if you do not provide enough detailed information to the City Council, they may not be able to respond to the issue you are trying to raise. For more information, call the Auditor's Office at (503) 823-4086.

If you have a disability and need 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. Zoning Map
2. Site plan: Sheet C-5
3. Elevations: Sheets C-10, C-11, C-12, and C-13
4. City Council Appeal Process
5. Appeal Statement (on-line version only)



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**REVISED NOTICE OF A PUBLIC HEARING BEFORE
THE CITY COUNCIL ON AN APPEAL OF THE
PORTLAND DESIGN COMMISSION**

RE-SCHEDULING OF MARCH 19, 2020 APPEAL HEARING

CASE FILE: LU 19-145295 DZM - *HYATT PLACE*
NEW HEARING DATE: THURSDAY, JUNE 4, 2020 at 2:00pm
WHERE: COUNCIL CHAMBERS, 1221 SW FOURTH AVENUE

Date: March 12, 2020
To: Interested Person
From: Arthur Graves, Land Use Services, 503.823.7803

A public hearing will be held to consider an appeal of the Design Commission's decision to approve a 23-story mixed use building at **350 NW 12th Avenue**, which is in the Pearl Sub-District of the Central City Plan District. The Design Commission decision of approval with conditions has been appealed by **Carrie Richter representing the Pearl Neighbors for Integrity in Design**. At the hearing, City Council will consider the appeal. You are invited to testify at the hearing.

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<https://www.portlandoregon.gov/bds/article/752871>

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Review of the case file: The file and all evidence on this case are available for your review by appointment by making a request online or contacting me.

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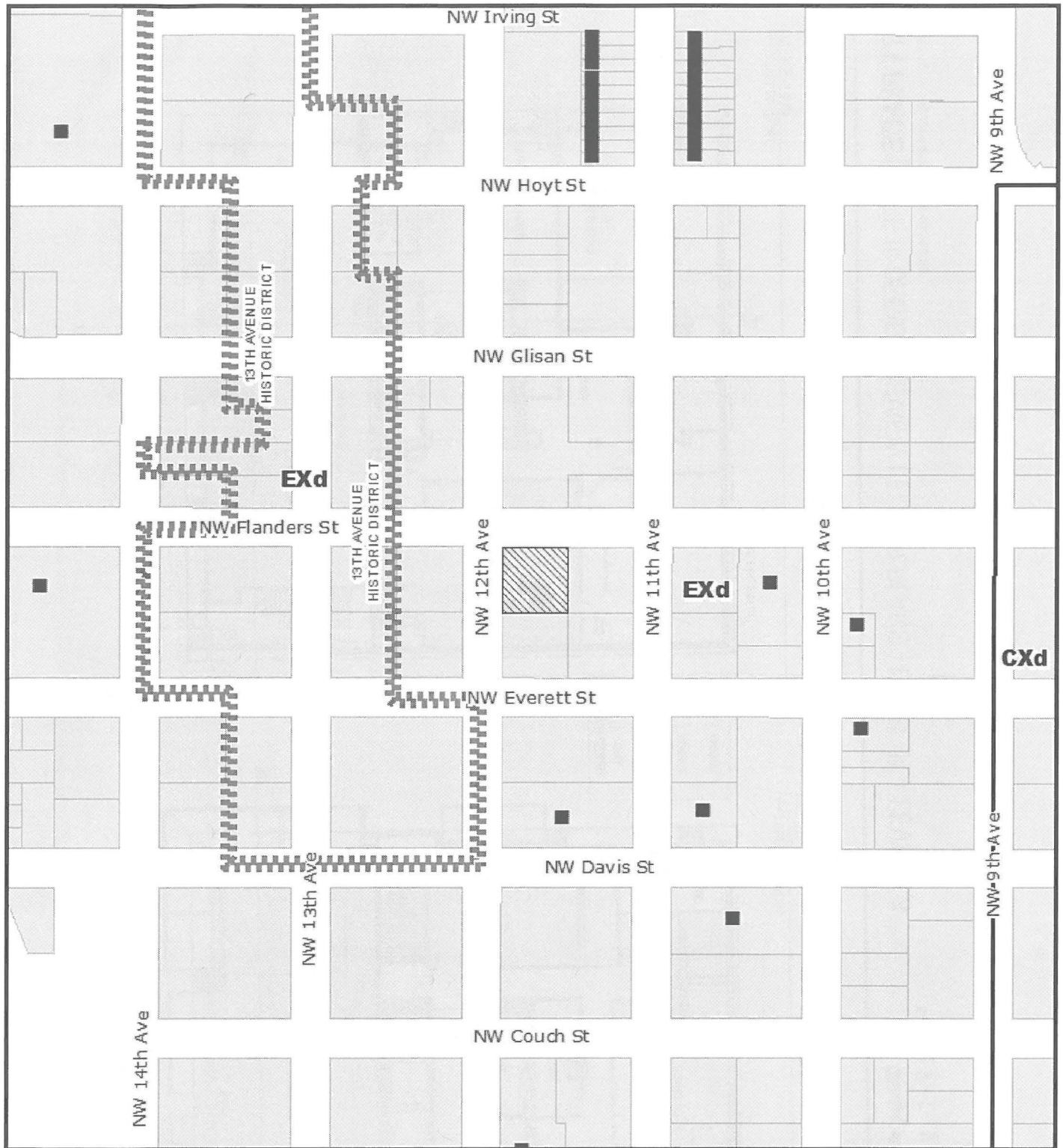
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Attachments:

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ZONING

NORTH ↑

THIS SITE LIES WITHIN THE:
CENTRAL CITY PLAN DISTRICT
PEARL SUBDISTRICT

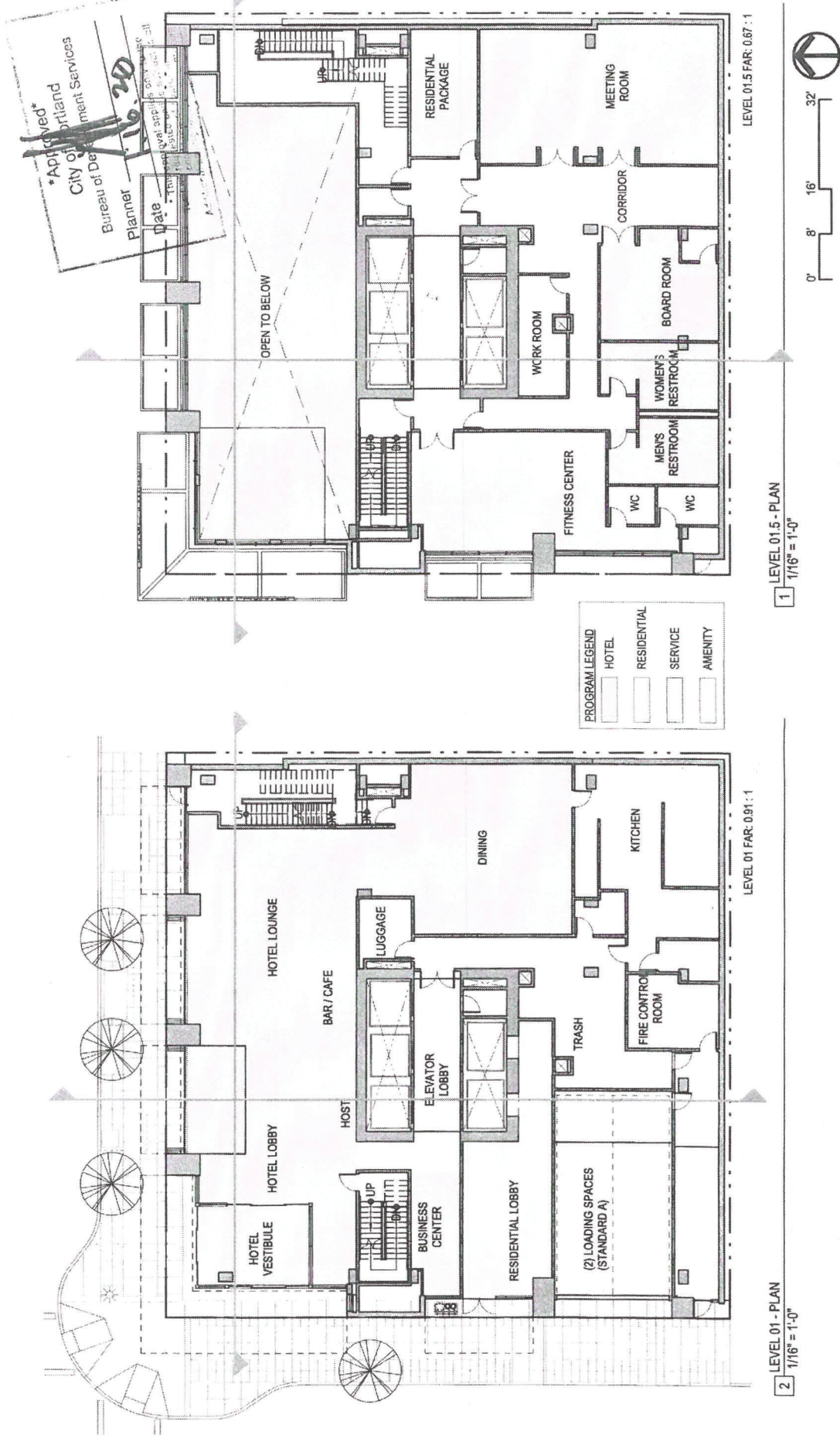


Site



Historic Landmark

File No.	LU 19-145295 DZM
1/4 Section	3028
Scale	1 inch = 200 feet
State ID	1N1E33DA 2700
Exhibit	B Apr 12, 2019

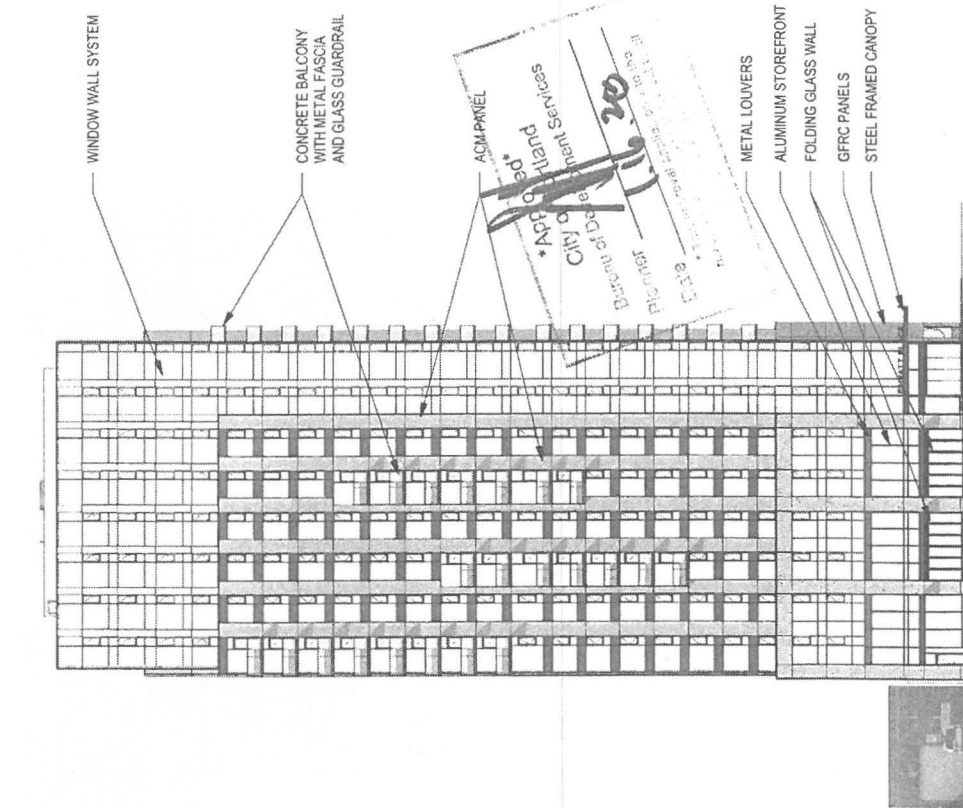


HYATT PLACE | TYPE III DESIGN REVIEW | FLOOR PLANS - LEVEL 01 + LEVEL 1.5

DECEMBER 5, 2019 | PROJECT 18177 | LU 19-145295 DZM

19-145295 Otak

FOLDING GLASS WALL ADDED

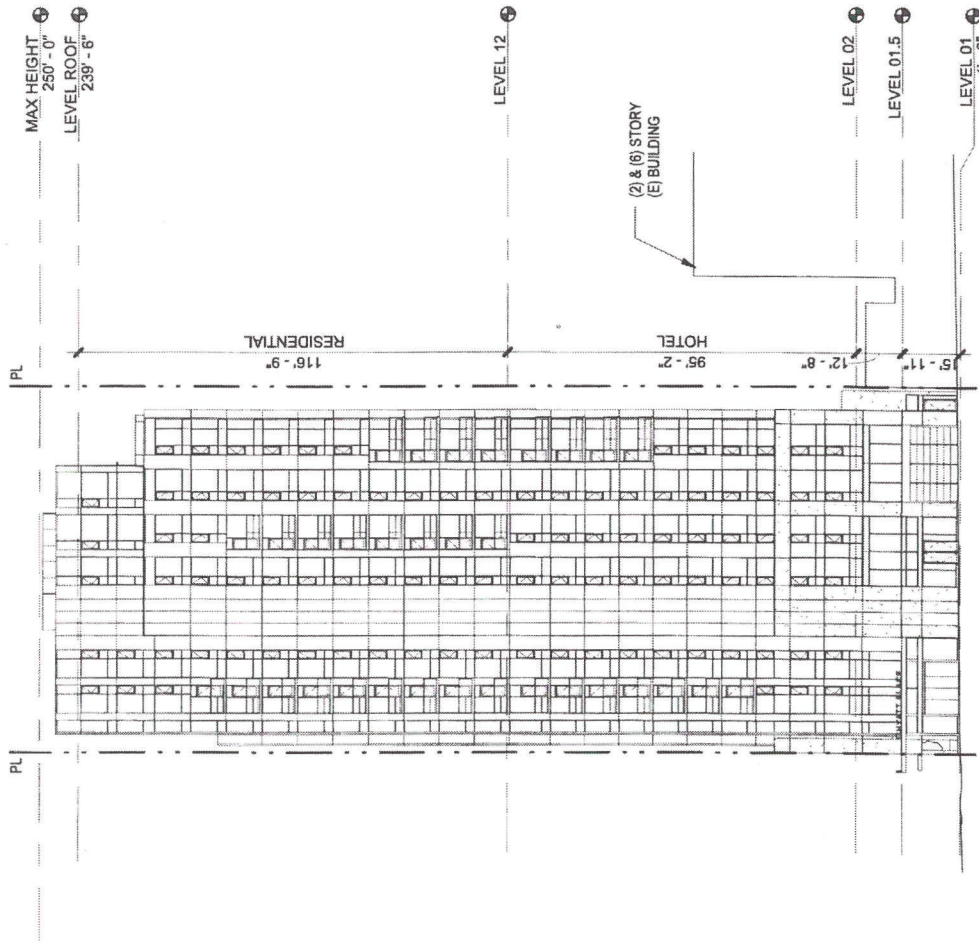


2 NORTH ELEVATION - COLOR
1/32" = 1'-0"

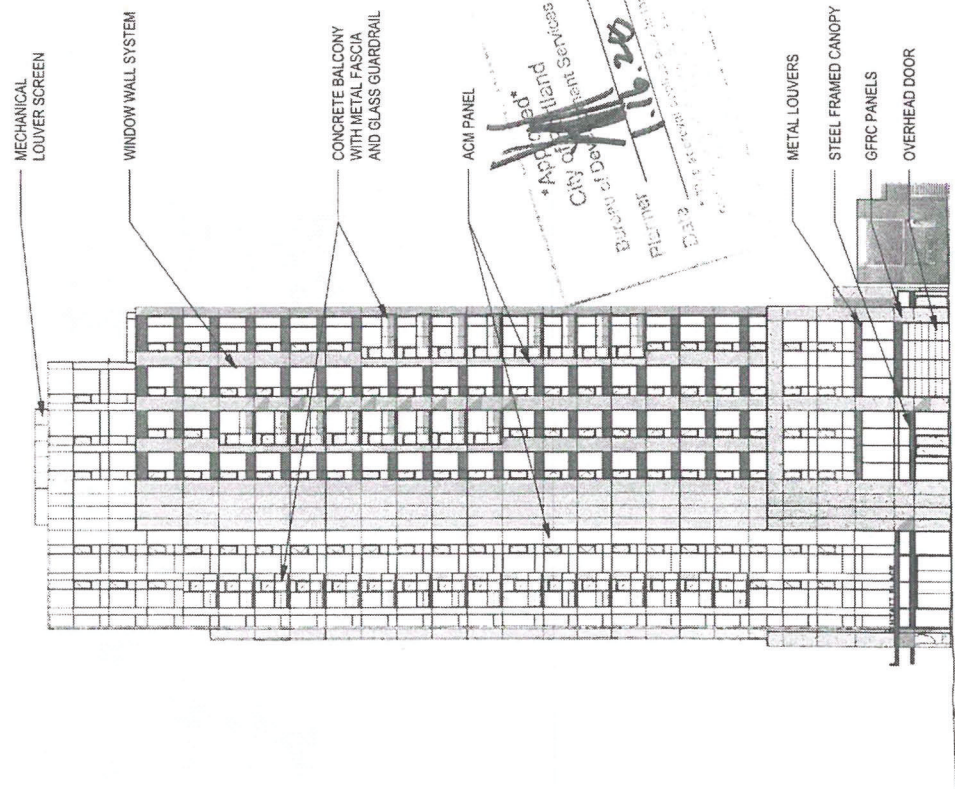


Page 2-10
19-145295

FOLDING GLASS WALL ADDED



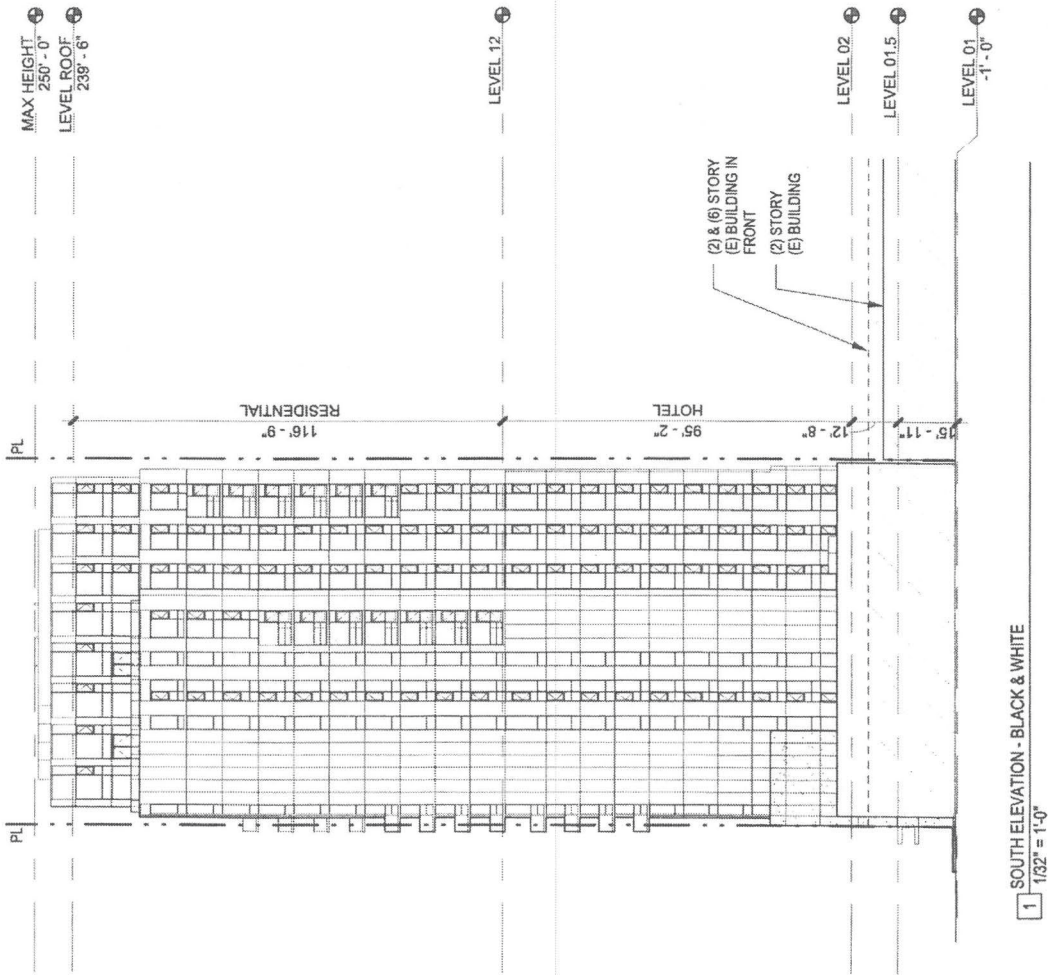
1 WEST ELEVATION - BLACK & WHITE
1/32" = 1'-0"



2 WEST ELEVATION - COLOR
1/32" = 1'-0"

HYATT PLACE | TYPE III DESIGN REVIEW | ELEVATIONS - WEST

DECEMBER 5, 2019 | PROJECT 18177 | LU 19-145295 DZM



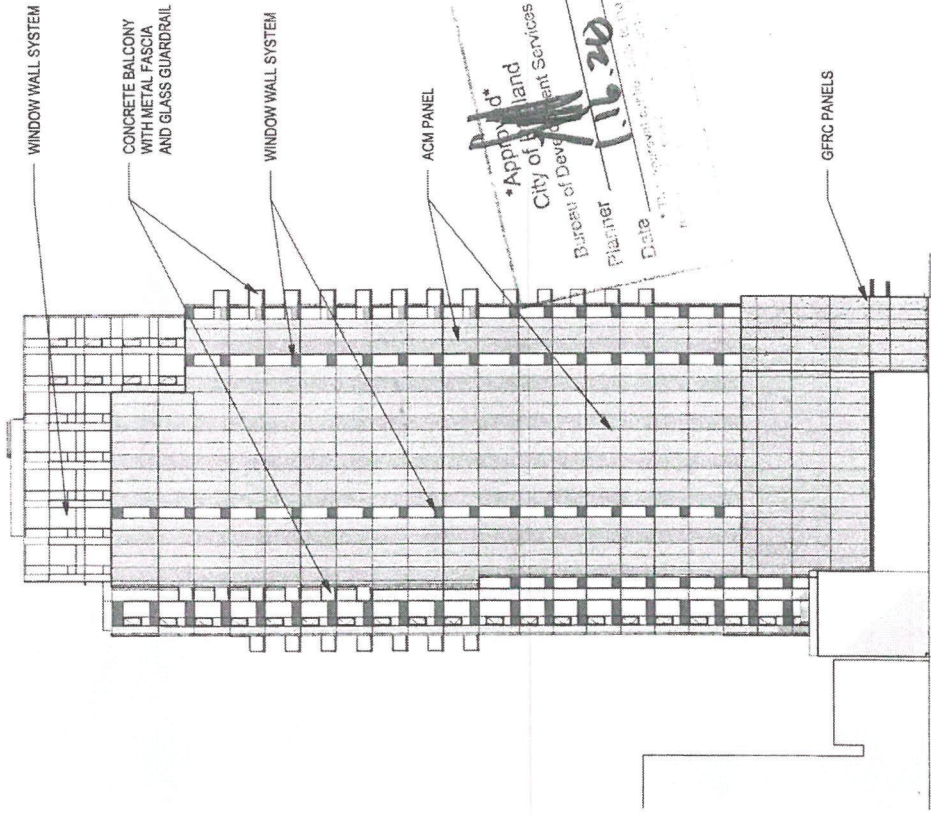
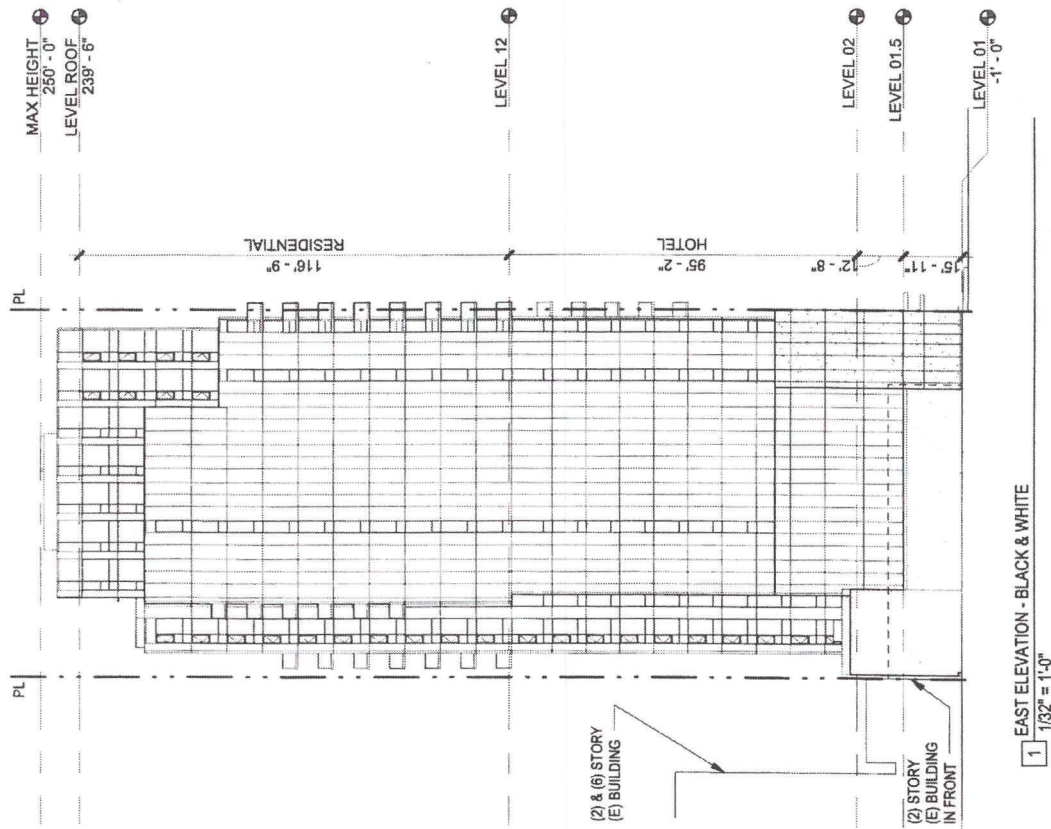
HYATT PLACE | TYPE III DESIGN REVIEW | ELEVATIONS - SOUTH

DECEMBER 5, 2019 | PROJECT 18177 | LU 19-145295 DZM

19-145295

Otak
PRO-5112

LU 19-145295 DZM



Approved
City of Portland
Bureau of Development Services
Planner
Date
11.16.20

HYATT PLACE | TYPE III DESIGN REVIEW | ELEVATIONS - EAST

DECEMBER 5, 2019 | PROJECT 18177 | LU 19-145295 D2M

GENERAL EXPLANATION OF CITY COUNCIL APPEAL HEARING PROCESS FOR EVIDENTIARY/DE NOVO APPEALS

1. SUBMISSION OF TESTIMONY

- a. Testimony may be submitted via email to CCTestimony@portlandoregon.gov or in writing to the Council Clerk, 1221 SW Fourth Avenue, Room 130, Portland, Oregon 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 is generally as follows:

Staff Report	10 minutes
Appellant	10 minutes
Supporters of Appellant	3 minutes each
Principal Opponent of the Appeal	15 minutes
Other Opponents of the Appeal	3 minutes each
Appellant Rebuttal	5 minutes
Council Discussion	

- b. The applicant has 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 Review Body decision are available for review by appointment, at the Bureau of Development Services, 1900 SW 4th Avenue, Portland, OR 97201. Call 503-823-7617 to make an appoint to review the file.

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RE-SCHEDULING OF JUNE 04, 2020 APPEAL HEARING

CASE FILE: LU 19-145295 DZM – HYATT PLACE
NEW HEARING DATE: THURSDAY, AUGUST 20, 2020 at 2:00pm
REMOTE ACCESS: CITY COUNCIL AGENDA
<https://www.portlandoregon.gov/auditor/26997>

Date: May 29, 2020
To: Interested Person
From: Arthur Graves, Land User Services, 503.823.7803

A virtual public hearing will be held to consider an appeal of the Design Commission's decision to approve a 23-story mixed use building at **350 NW 12th Avenue**, which is in the Pearl Sub-District of the Central City Plan District. The Design Commission decision of approval with conditions has been appealed by **Carrie Richter representing the Pearl Neighbors for Integrity in Design**. During the hearing, City Council will consider the appeal. You are invited to testify at the hearing. SEE INFORMATION BELOW ON HOW TO TESTIFY.

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Due to the City's Emergency Response to COVID19, this land use hearing will be remote participation via Zoom. Please refer to <https://www.portlandoregon.gov/auditor/26997> for information on how to observe and participate remotely. You can also visit <https://www.portlandoregon.gov/auditor/26997> a few days before the hearing to find out if City Hall Chambers are open for in-person attendance in addition to remote participation.

GENERAL INFORMATION

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Applicant: Li Alligood | Otak, Inc. | 503.415.2384
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Review of the case file: If you are interested in viewing information in the file, please contact the planner listed on the front of this notice or call the Request Line at 503-823-7617 to request specific materials. Please note that due to COVID-19 and limited accessibility to files, only digital copies of material in the file are available for viewing. A digital copy of the Zoning Code is available on the internet at <https://www.portlandoregon.gov/citycode/28197>.

We are seeking your comments on this proposal. The hearing will be held before the City Council. To comment, you may write in advance, or testify during the hearing. If you would like to testify during the hearing you may need to sign up a few days in advance of the hearing; visit <https://www.portlandoregon.gov/auditor/26997> for more information on how to testify during the hearing. In your comments, you should address the approval criteria, as stated above. Please refer to the file number when seeking information or submitting testimony.

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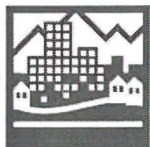
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2. Site plan: Sheet C-5
3. Elevations: Sheets C-10, C-11, C-12, and C-13
4. City Council Appeal Process
5. Appeal Statement (on-line version only)



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

Ted Wheeler, Mayor
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

**REVISED NOTICE OF A PUBLIC HEARING BEFORE
THE CITY COUNCIL ON AN APPEAL OF THE
PORTLAND DESIGN COMMISSION**

RE-SCHEDULING OF JUNE 04, 2020 APPEAL HEARING

CASE FILE: LU 19-145295 DZM - HYATT PLACE
NEW HEARING DATE: THURSDAY, AUGUST 20, 2020 at 2:00pm
REMOTE ACCESS: CITY COUNCIL AGENDA
<https://www.portlandoregon.gov/auditor/26997>

Date: June 2, 2020
To: Interested Person
From: Arthur Graves, Land Use Services, 503.823.7803 or
Arthur.Graves@portlandoregon.gov

AUDITOR 06/06/20 PM 2:00

A virtual public hearing will be held to consider an appeal of the Design Commission's decision to approve a 23-story mixed use building at **350 NW 12th Avenue**, which is in the Pearl Sub-District of the Central City Plan District. The Design Commission decision of approval with conditions has been appealed by **Carrie Richter representing the Pearl Neighbors for Integrity in Design**. During the hearing, City Council will consider the appeal. You are invited to testify at the hearing. SEE INFORMATION BELOW ON HOW TO TESTIFY.

This will be an Evidentiary hearing, one in which new evidence can be submitted to the City Council. For a general explanation of the City Council hearing process please refer to the last page of this notice.

Due to the City's Emergency Response to COVID19, this land use hearing will be remote participation via Zoom. Please refer to <https://www.portlandoregon.gov/auditor/26997> for information on how to observe and participate remotely. You can also visit <https://www.portlandoregon.gov/auditor/26997> a few days before the hearing to find out if City Hall Chambers are open for in-person attendance in addition to remote participation.

GENERAL INFORMATION

Appellant: Patricia Cliff: patricia@patriciacliff.com
311 NW 12th Avenue #1502 | Portland, OR 97209-2997

Applicant: Li Alligood | Otak Inc. | 503.415.2384
808 SW 3rd Ave #300 | Portland OR 97204

Owner: James Wong | Parq on 12th LLC
606 Maynard Ave S #251 | Seattle WA 98104

Developer: Ray Harrigill | The Sunray Companies LLC | 601.707.9225
1012 Madison Ave Ste A | Madison MS 39110

Site Address: 350 NW 12th Avenue

Legal Description: BLOCK 78 LOT 6&7, COUCHS ADD
Tax Account No.: R180207240
State ID No.: 1N1E33DA 02700
Quarter Section: 3028

Neighborhood: Pearl District, contact Reza Farhoodi at planning@pearldistrict.org.

Business District: Pearl District Business Association, contact at info@explorethepearl.com

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

Plan District: Central City (Plan District), Pearl District (Sub-District)
Zoning: EXd: Central Employment (EX) base zone, and Design (d) overlay zone
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 is seeking **Design Review** approval for a 23-story mixed use building, which includes hotel and residential uses, in the Pearl Sub-District of the Central City Plan District. The proposed height of the quarter-block building is 250' with 197,118 square feet of floor area. 160 hotel rooms and 113 dwelling units are proposed. No on-site parking is proposed. Two loading spaces are proposed. Exterior materials include ribbed and flat metal paneling, aluminum windows, glass guardrails, steel canopies, formed concrete piers and aluminum storefronts.

Initially a Modification was requested to reduce the spacing and maneuvering area associated with long-term bicycle parking. The applicant later met the code requirement and the Modification was not required.

Relevant Approval Criteria:

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

- 33.825, Design Review
- *The Central City Fundamental Design Guidelines*
- *The River District Design Guidelines*
- Oregon Statewide Planning Goals

REVIEW BODY DECISION

The following decision was initially issued on January 21, 2020 and re-mailed on February 03, 2020 due to a previous mailing error/omission.

DESIGN COMMISSION DECISION

It is the decision of the Design Commission to approve a Design Review for a new 23-story mixed use building consisting of hotel/hospitality and residential uses in the Pearl District Sub-District of the Central City Plan District. Included are café/lounge and lobby space at the ground level, 160 hotel rooms on levels 2-11, 113 one-bedroom and studio units on levels 12-23, shared amenity and event/lounge spaces are located on the mezzanine and the 22nd floor. Two loading spaces are located off of NW 12th Avenue. Exterior materials include concrete panel at the base and metal panel at the middle and top of the tower.

The full decision is available on the BDS website:

<https://www.portlandoregon.gov/bds/article/752871>

APPEAL

The Design Commission decision of approval with conditions has been appealed by **Carrie Richter representing the Pearl Neighbors for Integrity in Design**. According to the appellants' statement, which did not provide direct connection between the relevant approval criteria that they cite and their issued raised, the appeal of the Design Commission decision is based on arguments that include:

- Vehicle demand generated by the project;
- The applicability of current code;
- Impacts to the Flanders Bikeway Project;
- The intensity of development on a quarter-block site;
- The mass and height of the building;
- The design of the building;
- The removal of a tree;
- Bicycle parking;
- The lack of on-site vehicle parking;
- The lack of a LEED Certification focus;
- The location of the hotel valet drop-off;
- Impacts to cultural and ethnic diversity of the South Pearl area.

The full appeal statement can be viewed in the notice located on the BDS website at <https://www.portlandoregon.gov/bds/35625>. Click on the District Coalition then scroll to the relevant Neighborhood and case number.

Review of the case file: If you are interested in viewing information in the file, please contact the planner listed on the front of this notice or call the Request Line at 503-823-7617 to request specific materials. Please note that due to COVID-19 and limited accessibility to files, only digital copies of material in the file are available for viewing. A digital copy of the Zoning Code is available on the internet at <https://www.portlandoregon.gov/citycode/28197>.

We are seeking your comments on this proposal. The hearing will be held before the City Council. To comment, you may write in advance, or testify during the hearing. If you would like to testify during the hearing you may need to sign up a few days in advance of the hearing; visit <https://www.portlandoregon.gov/auditor/26997> for more information on how to testify during the hearing. In your comments, you should address the approval criteria, as stated above. Please refer to the file number when seeking information or submitting testimony.

Written comments that are mailed via USPS **must be received by the close of the record** and should include the case file number and the name and address of the submitter. It can be mailed to the Council Clerk, 1221 SW Fourth Avenue, Room 140, Portland, OR 97204.

If you choose to provide testimony by e-mail, please direct it to the Council Clerk at CCTestimony@portlandoregon.gov. Due to legal and practical reasons, City Council members cannot accept e-mail on cases under consideration by the Council. Any e-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.

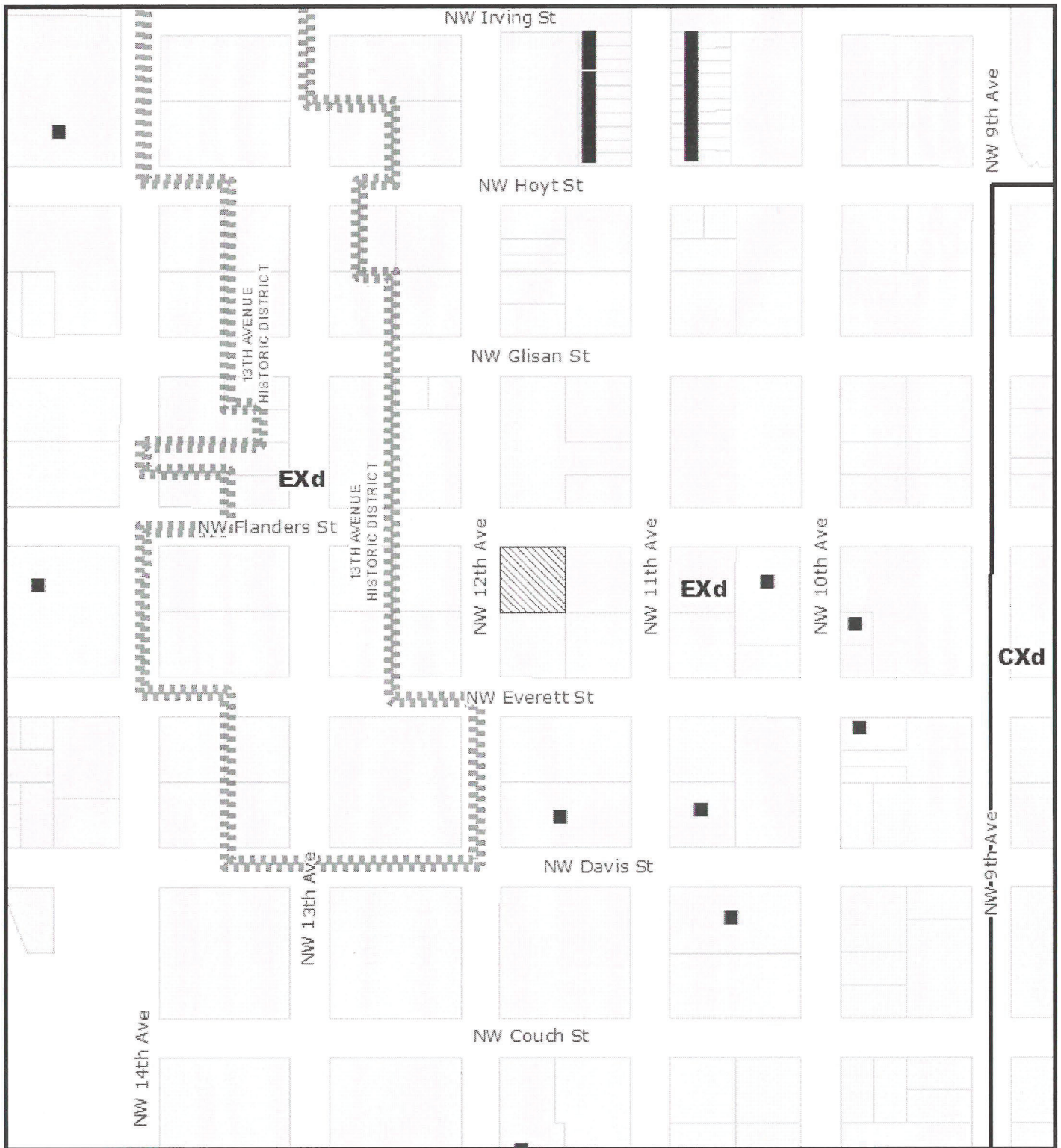
A description of the City Council Hearing process is attached.

City Council's decision is final. Any further appeal must be filed with the Oregon Land Use Board of Appeals (LUBA). Failure to raise an issue in a hearing, in person or by letter, by the close of the record or at the final hearing on the case or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes an appeal to LUBA on that issue. Also, if you do not provide enough detailed information to the City Council, they may not be able to respond to the issue you are trying to raise. For more information, call the Auditor's Office at (503) 823-4086.

If you have a disability and need 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. Zoning Map
2. Site plan: Sheet C-5
3. Elevations: Sheets C-10, C-11, C-12, and C-13
4. City Council Appeal Process
5. Appeal Statement (on-line version only)



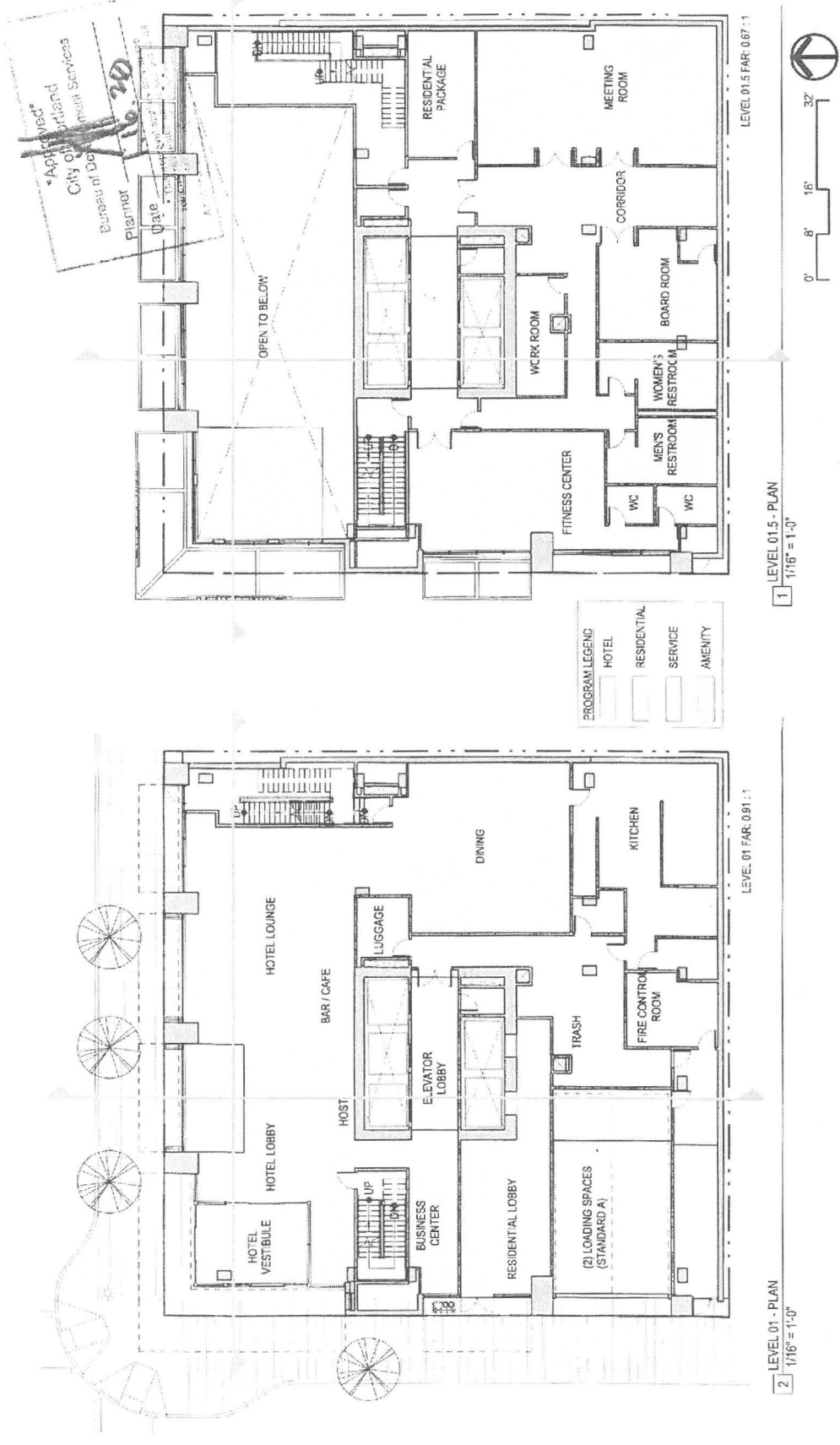
ZONING

 NORTH

THIS SITE LIES WITHIN THE:
CENTRAL CITY PLAN DISTRICT
PEARL SUBDISTRICT

-  Site
-  Historic Landmark

File No.	LU 19-145295 DZM
1/4 Section	3028
Scale	1 inch = 200 feet
State ID	1N1E33DA 2700
Exhibit	B Apr 12, 2019



18-145235 Otak

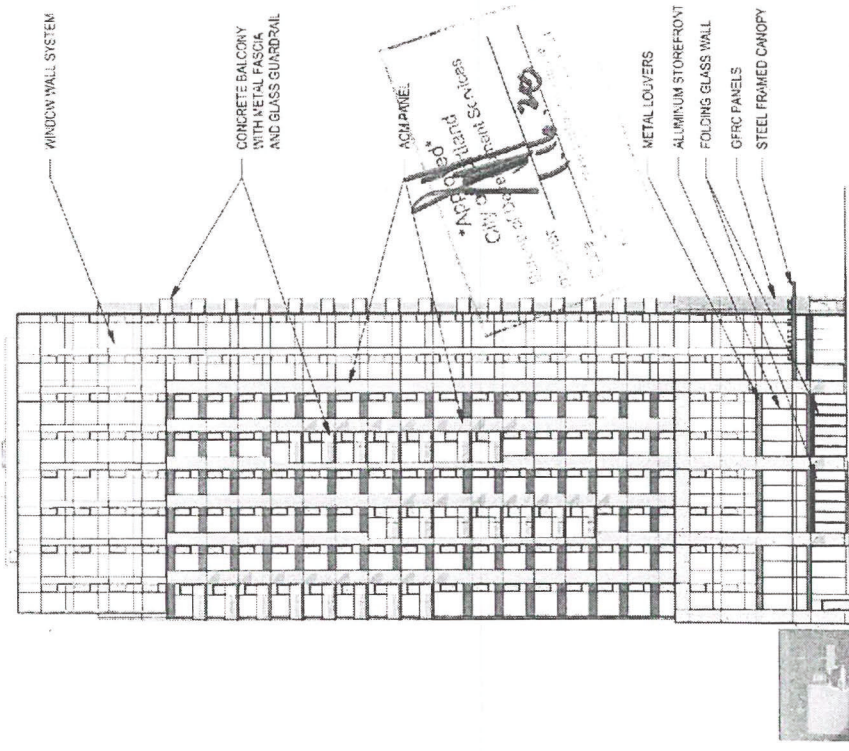
HYATT PLACE | TYPE III DESIGN REVIEW | FLOOR PLANS - LEVEL 01 + LEVEL 01.5

DECEMBER 5, 2018 | PROJECT 18-177 | LU-19-145235.D2M

FOLDING GLASS WALL ADDED



1 NORTH ELEVATION - BLACK & WHITE
1/32" = 1'-0"



2 NORTH ELEVATION - COLOR
1/32" = 1'-0"

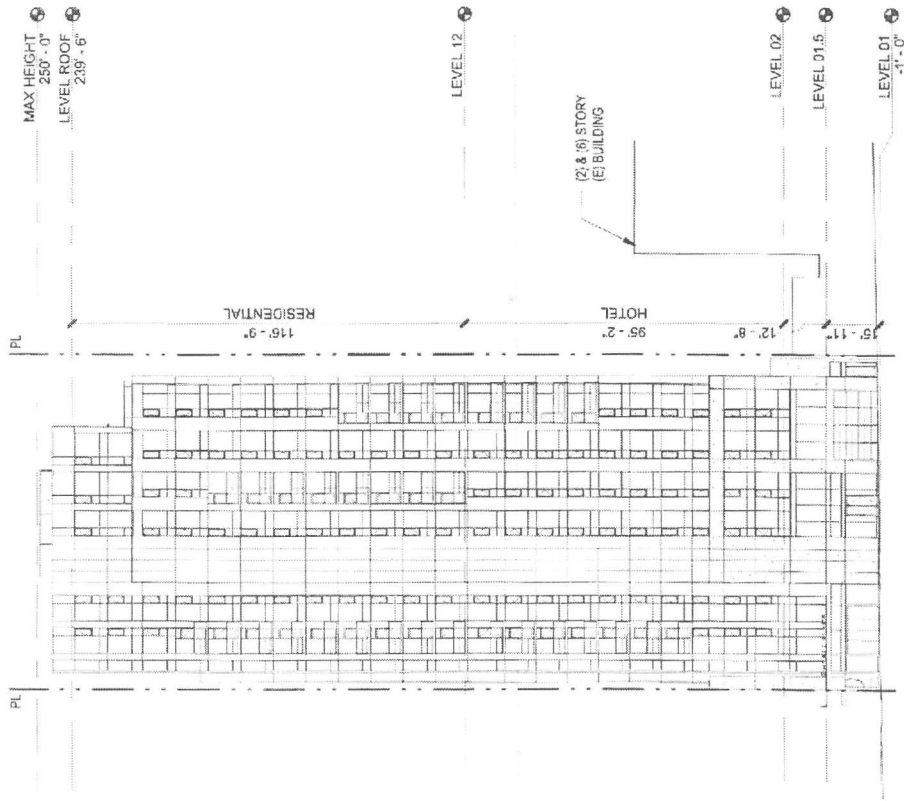
HYATT PLACE | TYPE III DESIGN REVIEW | ELEVATIONS - NORTH

DECEMBER 5, 2019 | PROJECT 18177 | LU 19-45295 D2M

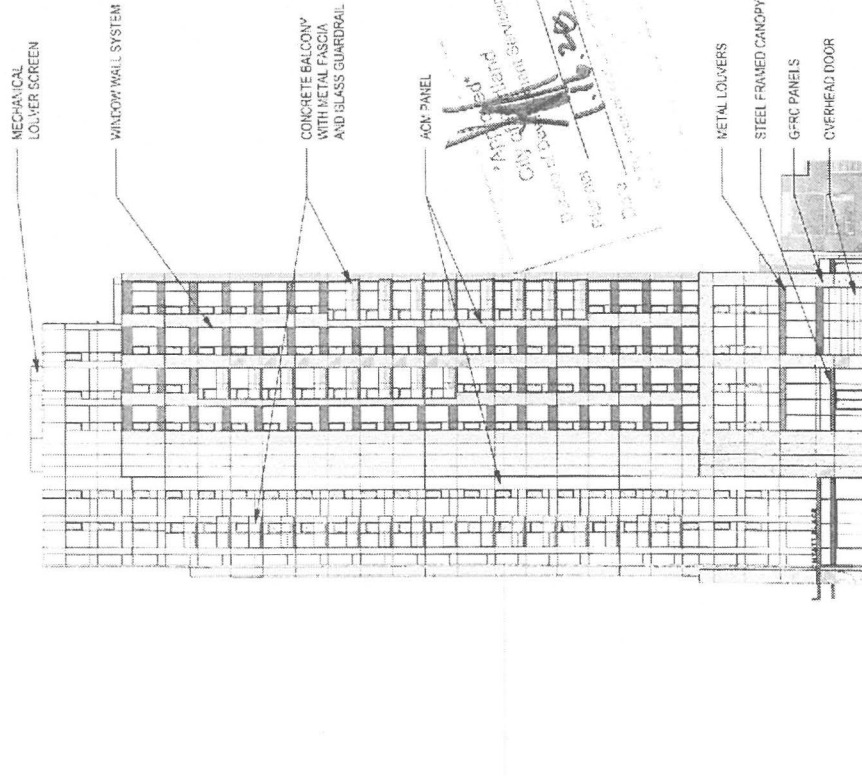
Otak

19-145295

FOLDING GLASS WALL ADDED



1 WEST ELEVATION - BLACK & WHITE
1/32" = 1'-0"



2 WEST ELEVATION - COLOR
1/32" = 1'-0"

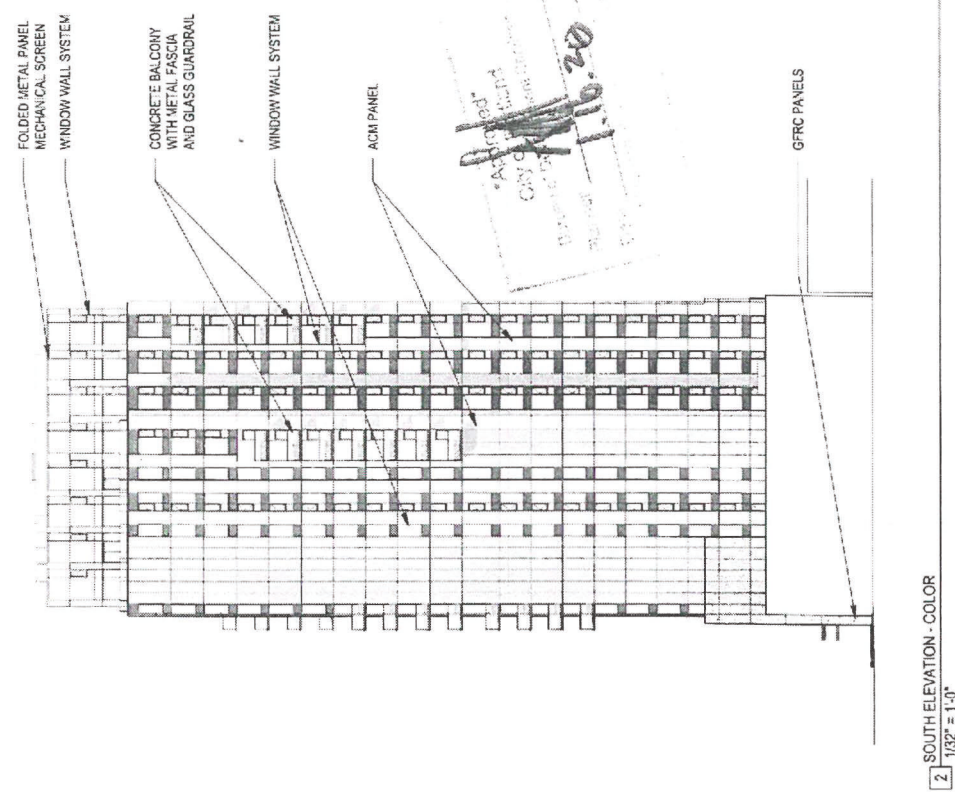
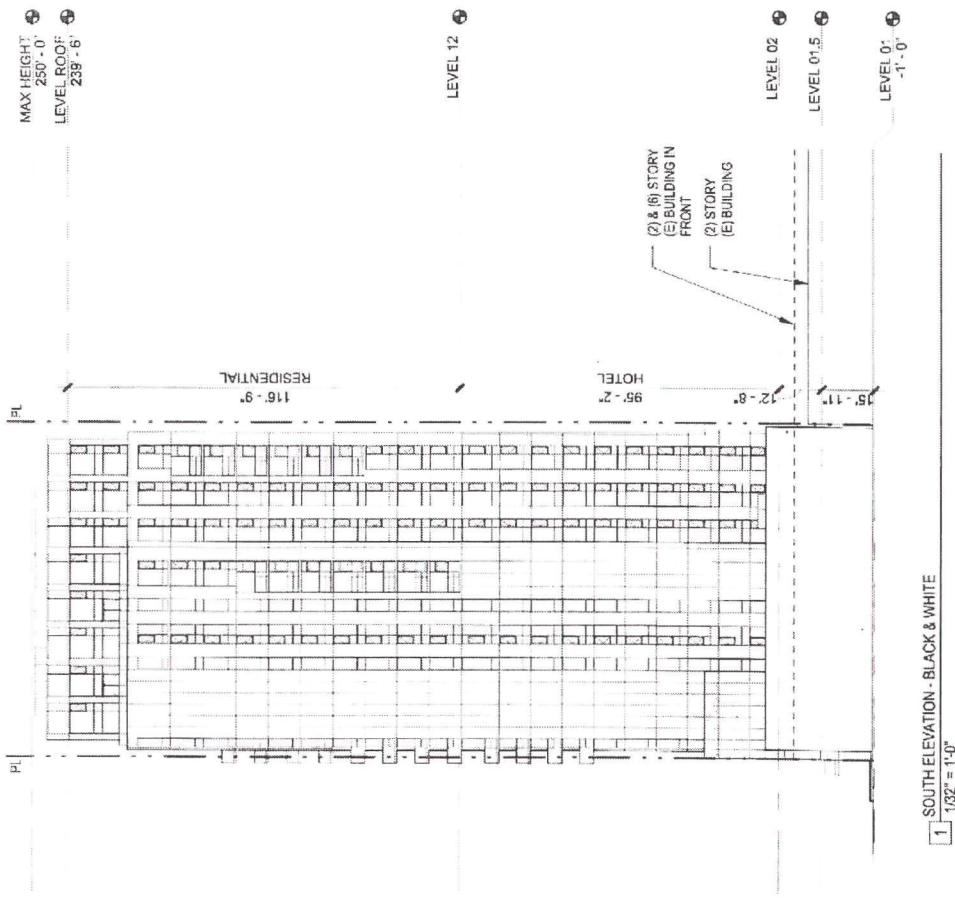
19-145285

HYATT PLACE | TYPE III DESIGN REVIEW | ELEVATIONS - WEST

DECEMBER 5, 2019 | PROJECT: 8177 | LU 19-145285 DZM

Otak

19-145285 Rev. 11



HYATT PLACE | TYPE III DESIGN REVIEW | ELEVATIONS - SOUTH

19-145285

19-145285.DWG

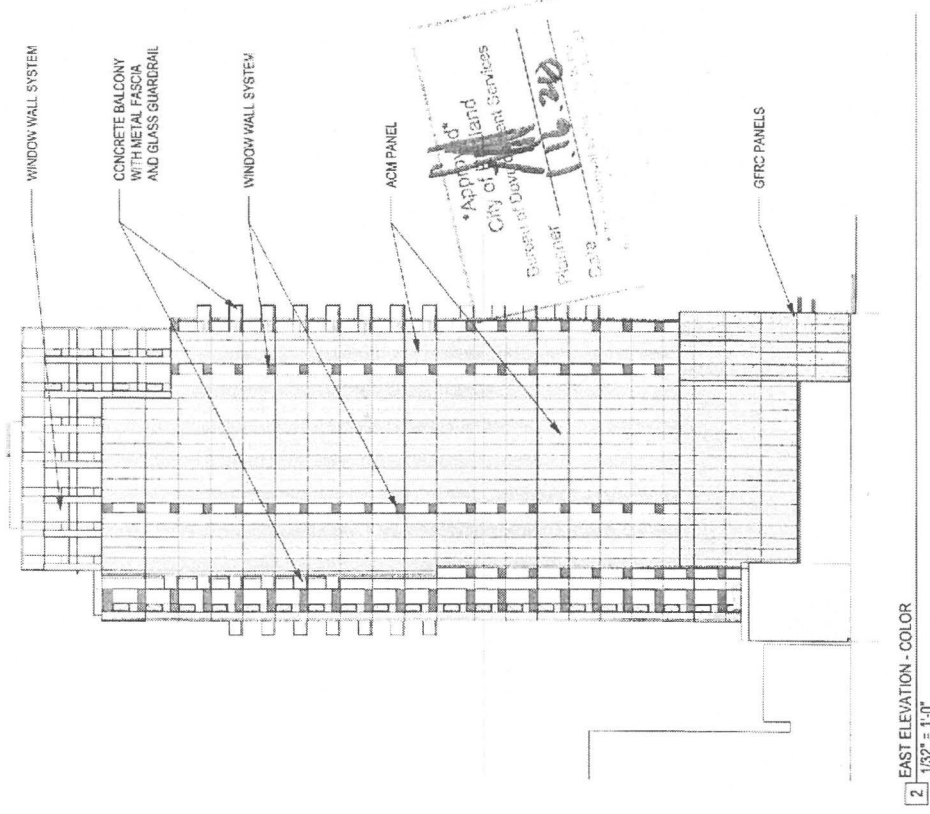
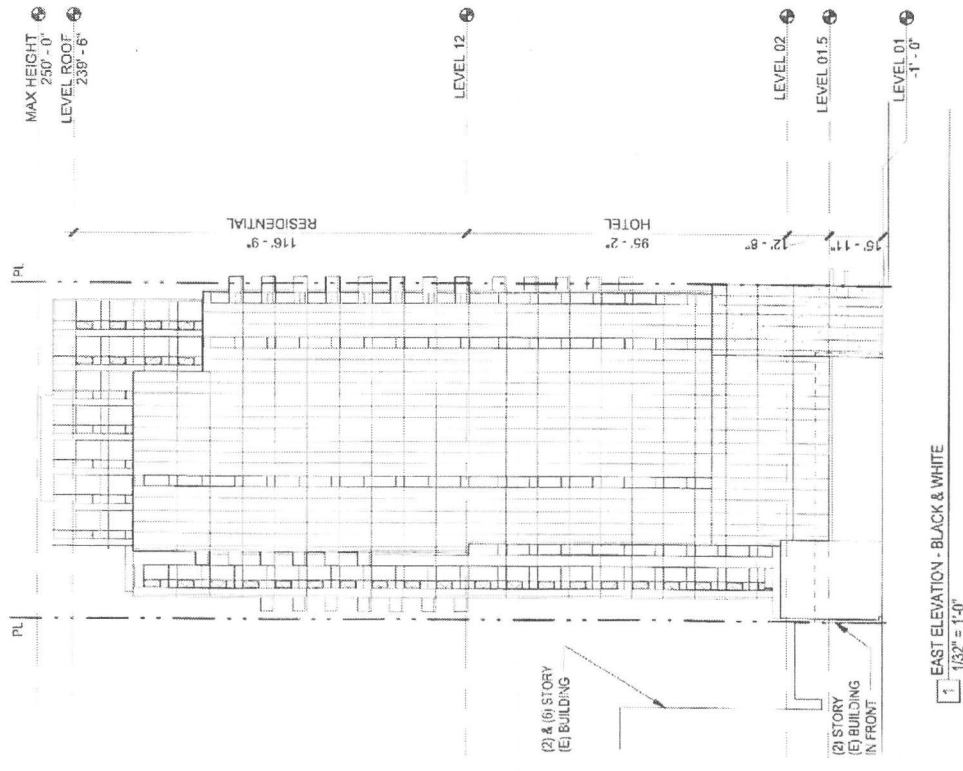
DECEMBER 5, 2019 | PROJECT 15177 | LU 19-145285.DWG

Otak

19-145285

19-145285

DECEMBER 5, 2019 | PROJECT 15177 | LU 19-145285.DWG



HYATT PLACE | TYPE III DESIGN REVIEW | ELEVATIONS - EAST

DECEMBER 5, 2019 | PROJECT 18-177 | LU 19-145295 DZM

EXH C-13
Otak

19-145295

GENERAL EXPLANATION OF CITY COUNCIL APPEAL HEARING PROCESS FOR EVIDENTIARY/DE NOVO APPEALS

1. SUBMISSION OF TESTIMONY

- a. Testimony may be submitted via email to CCTestimony@portlandoregon.gov or in writing to the Council Clerk, 1221 SW Fourth Avenue, Room 130, Portland, Oregon 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 is generally as follows:

Staff Report	10 minutes
Appellant	10 minutes
Supporters of Appellant	3 minutes each
Principal Opponent of the Appeal	15 minutes
Other Opponents of the Appeal	3 minutes each
Appellant Rebuttal	5 minutes
Council Discussion	

- b. The applicant has the burden of proof to show that each and every element of the approval criteria can be satisfied. If the applicant is opposing the Review Body'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, If you are interested in viewing information in the file, please contact the planner listed on the front of this notice or call the Request Line at 503-823-7617 to request specific materials. Please note that due to COVID-19 and limited accessibility to files, only digital copies of material in the file are available for viewing. A digital copy of the Zoning Code is available on the internet at <https://www.portlandoregon.gov/citycode/28197>.

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Rebecca Esau, Director
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**REVISED NOTICE OF A PUBLIC HEARING BEFORE
THE CITY COUNCIL ON AN APPEAL OF THE
PORTLAND DESIGN COMMISSION**

ON MAY 29, 2020 YOU RECEIVED A NOTICE FOR THE RE-SCHEDULING OF THE CITY COUNCIL APPEAL HEARING FOR THIS CASE FROM JUNE 04, 2020 TO AUGUST 20, 2020. IN THAT NOTICE THE APPELLANT WAS LISTED AS PATRICIA CLIFF. IT HAS BEEN REQUESTED THAT THE APPELLANT FOR THE CASE BE CLARIFIED AS “PEARL NEIGHBORS FOR INTEGRITY IN DESIGN”, REPRESENTED BY CARRIE RICHTER, BATEMAN SEIDEL. WITH THIS EDIT TO THE NOTICE ALL INFORMATION OTHER THAN THE APPELLANT INFORMATION IS CONSISTENT WITH THE PREVIOUS MAY 29, 2020 MAILING NOTICE. BECAUSE OF THIS, ONLY THE FIRST TWO PAGES OF THE NOTICE WITH THE EDITED INFORMATION ARE BEING SENT. EDITS ARE UNDERLINED BELOW.

CASE FILE: LU 19-145295 DZM – *HYATT PLACE*
HEARING DATE: THURSDAY, AUGUST 20, 2020 at 2:00pm
REMOTE ACCESS: CITY COUNCIL AGENDA
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Date: June 23, 2020
To: Interested Person
From: Arthur Graves, Land User Services, 503.823.7803

A virtual public hearing will be held to consider an appeal of the Design Commission’s decision to approve a 23-story mixed use building at **350 NW 12th Avenue**, which is in the Pearl Sub-District of the Central City Plan District. The Design Commission decision of approval with conditions has been appealed by **Pearl Neighbors for Integrity in Design, being represented by Carrie Richter, Bateman Seidel**. During the hearing, City Council will consider the appeal. You are invited to testify at the hearing. SEE INFORMATION BELOW ON HOW TO TESTIFY.

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GENERAL INFORMATION

Appellant: Pearl Neighbors for Integrity in Design
Represented by: Carrie Richter, Bateman Seidel: 503.972.9920

1000 SW Broadway, Suite 1910 | Portland, OR 97205

Applicant: Li Alligood | Otak, Inc. | 503.415.2384
808 SW 3rd Ave #300 | Portland OR 97204

Owner: James Wong | Parq on 12th LLC
606 Maynard Ave S #251 | Seattle WA 98104

Developer: Ray Harrigill | The Sunray Companies, LLC | 601.707.9225
1012 Madison Ave Ste A | Madison MS 39110

Site Address: 350 NW 12th Avenue

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Tax Account No.: R180207240
State ID No.: 1N1E33DA 02700
Quarter Section: 3028
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Business District: Pearl District Business Association, contact at info@explorethepearl.com
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