



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: May 29, 2012

From: Kara Fioravanti, Land Use Services
 503-823-5892 / Kara.Fioravanti@portlandoregon.gov

REQUEST FOR RESPONSE

Case File: LU 12-135162 MS
Northwest Master Plan for Con-way site
Pre App: (PC # 11-160116)

This notice is being sent to all service and technical review agencies for their input on the proposal described below. Neighborhood Associations also receive this advance notice via e-mail. Your timely response, as indicated below, will help the assigned planner determine if applicable approval criteria can be met, or what conditions might be required.

- The approval criteria are listed below. Although we are interested in any comments you may have, please consider your response in terms of these criteria.
- All agencies are encouraged to use this as an opportunity to inform the applicant of any additional requirements that may be imposed by your agency during building permit phase – especially those that would significantly affect the proposal.
- Please note in your response which requirements are specifically associated with the applicable land use review approval criteria, and which requirements you have the independent authority to impose at time of building permits.
- Neighborhood Associations are encouraged to submit comments by the deadline noted below. To comment, you may write to Kara Fioravanti at 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201. You can also fax your comments to me at (503) 823-5630. After the staff report is published, please submit your comments to the Hearings Officer at 1900 SW Fourth Ave., Suite 3100, Portland, OR 97201 and fax them to 503-823-4347.

The Bureau of Development Services recommendation will be published ten days before the scheduled hearing date. You will also receive a Notice of Public Hearing for this proposal, with hearing date and time confirmed, mailed twenty days prior to the hearing.

PLEASE NOTE: The land use review process for a Type III Northwest Master Plan is different from a typical Type III process. Public hearing(s) with two separate review bodies are required for this type of land use review.

- The Design Commission must make a recommendation to the Hearings Officer on some of the approval criteria. **The Design Commission hearing is scheduled for July 19, 2012.**
- The Hearings Officer will make a final decision on the entire Master Plan proposal, considering the Design Commission’s recommendation. **The Hearings Officer hearing is tentatively scheduled for the week of August 20, 2012.**

The following information includes dates by which we need your response for the Design Commission hearing and the Hearings Officer hearing.

To provide comment for the July 19, 2012 Design Commission hearing:

- **Please send your response to BDS no later than: June 22, 2012** *(If I receive comments after this date, I may not have enough time to include them in the staff report).*
- **We must publish our report by: June 29, 2012**
- **A public hearing before the Design Commission is scheduled for July 19, 2012**

To provide comment for the Hearings Officer hearing (tentatively set for the week of August 20, 2012):

- **Please send your response to BDS no later than: July 23, 2012** *(If I receive comments after this date, I may not have enough time to include them in the staff report).*
- **We must publish our report by: August 9, 2012**
- **A public hearing before the Hearings Officer is tentatively scheduled for the week of August 20, 2012**

Applicant: Con-Way Properties Inc.
PO Box 4138 / Portland, OR 97208-4138

Craig Boretz, Con-Way Properties Inc.
1717 NW 21st Avenue / Portland, OR 97209

Representatives: John Spencer, Spencer Consultants
1950 NW Overton Street / Portland OR 97209

Phil Beyl, GBD Architects, Inc.
1120 NW Couch Street, Suite 300 / Portland, OR 97209

Site Address: 1417 NW 20TH AVENUE

Legal Description: BLOCK 16 TL 1600, BLACKISTONES ADD; BLOCK 261 LOT 5&8&9&11-18 TL 3500, COUCHS ADD; INC PT VAC ST LOT 7&10&11 BLOCK 262 INC PT VAC ST LOT 14 BLOCK 262 INC PT VAC STS LOT 15 BLOCK 262 INC PT VAC ST LOT 16-18 BLOCK 262, COUCHS ADD; BLOCK 290&291 TL 100, COUCHS ADD; INC PT VAC STS BLOCK 292, COUCHS ADD; BLOCK 293 TL 2300 LAND & IMPS ALSO SEE SUB ACCT R529517 (180230571), COUCHS ADD; LOT 1-3 BLOCK 294 INC PT VAC ST LOT 4&5&8 BLOCK 294 LOT 6&7&10 BLOCK 294 LOT 11&14 BLOCK 294, COUCHS ADD; BLOCK 294 INC PT VAC ST LOT 9&12 INC PT VAC ST LOT 13&18 LOT 15-17, COUCHS ADD; BLOCK 296 LOT 1-10, COUCHS ADD; BLOCK 296 LOT 11-18, COUCHS ADD; BLOCK 295 LOT 1-18 TL 2700, COUCHS ADD

Tax Account No.: R080301300, R180223140, R180223300, R180230010, R180230390, R180230570, R180230750, R180230870, R180231250, R180231350, R180231070

State ID No.: 1N1E28CD 01600, 1N1E28DC 03500, 1N1E28DC 03900, 1N1E33BA 00100, 1N1E28CD 02400, 1N1E28CD 02300, 1N1E28CD 02800, 1N1E28CD 02900, 1N1E28CD 02500, 1N1E28CD 02600, 1N1E28CD 02700

Quarter Section: 2827

Neighborhood: Northwest District, contact John Bradley at 503-313-7574.

Business District: Nob Hill, contact Patricia Fielder at 503-407-6163.
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
Plan District: Northwest
Zoning: **EXd**, Central Employment w/ design overlay & **IG1**, General Industrial 1
Case Type: MS, Northwest Master Plan
Procedure: Type III. (A Northwest Master Plan is processed through a Type III procedure, reviewed by the Land Use Hearings Officer. The Design Commission also reviews Northwest Master Plans, and makes a recommendation to the Hearings Officer on the approval criteria in 33.562.300 G.2. The decision of the Hearings Officer can be appealed to City Council.)

Proposal:

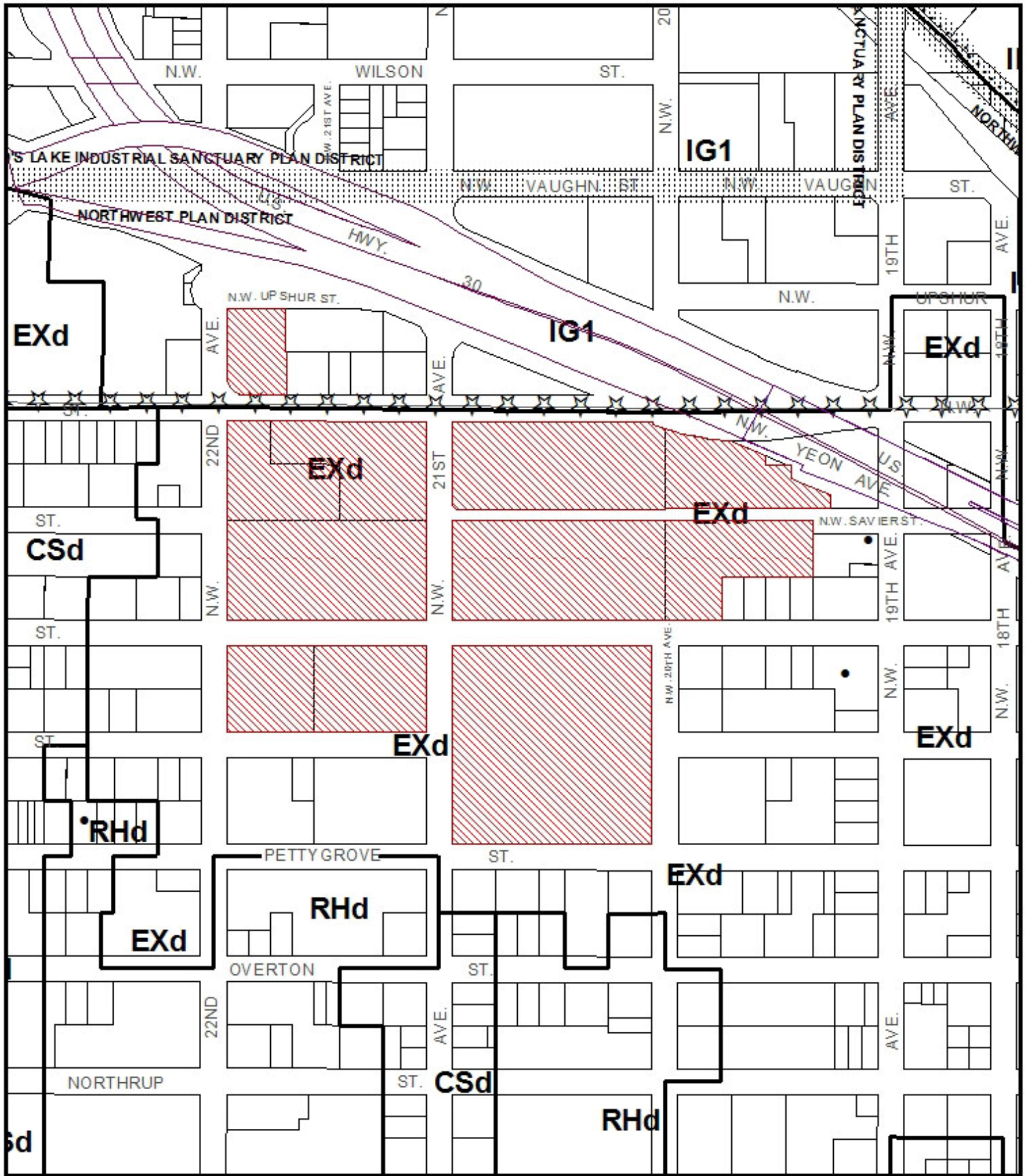
Con-way owns the above described land parcels, which include and adjoin their office buildings in NW Portland. The applicant seeks approval on the proposed NW Master Plan for the Con-way site in Northwest Portland. Section 33.562.300 C. of the Portland Zoning Code requires a NW Master Plan for future development. Con-way does not intend to participate as a developer on any of the land parcels it may sell at this time. Rather, Con-way intends to have an approved NW Master Plan in advance of potential land sale agreements with various developer/investor prospects.

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 33.562.300 G. 1.-4.


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 filed, provided that the application is complete at the time of filing, or complete within 180 days. This application was filed on April 26, 2012 and determined to be complete on May 17, 2012.

Enclosures: Zoning Map, Site Plan



ZONING

 Site

 Historic Landmark



This site lies within the:
NORTHWEST PLAN DISTRICT

File No. LU 12-135162 MS
 1/4 Section 2827,2828,2927
 Scale 1 inch = 300 feet
 State_Id 1N1E28CD 2700
 Exhibit B (May 01,2012)

SITE PLAN

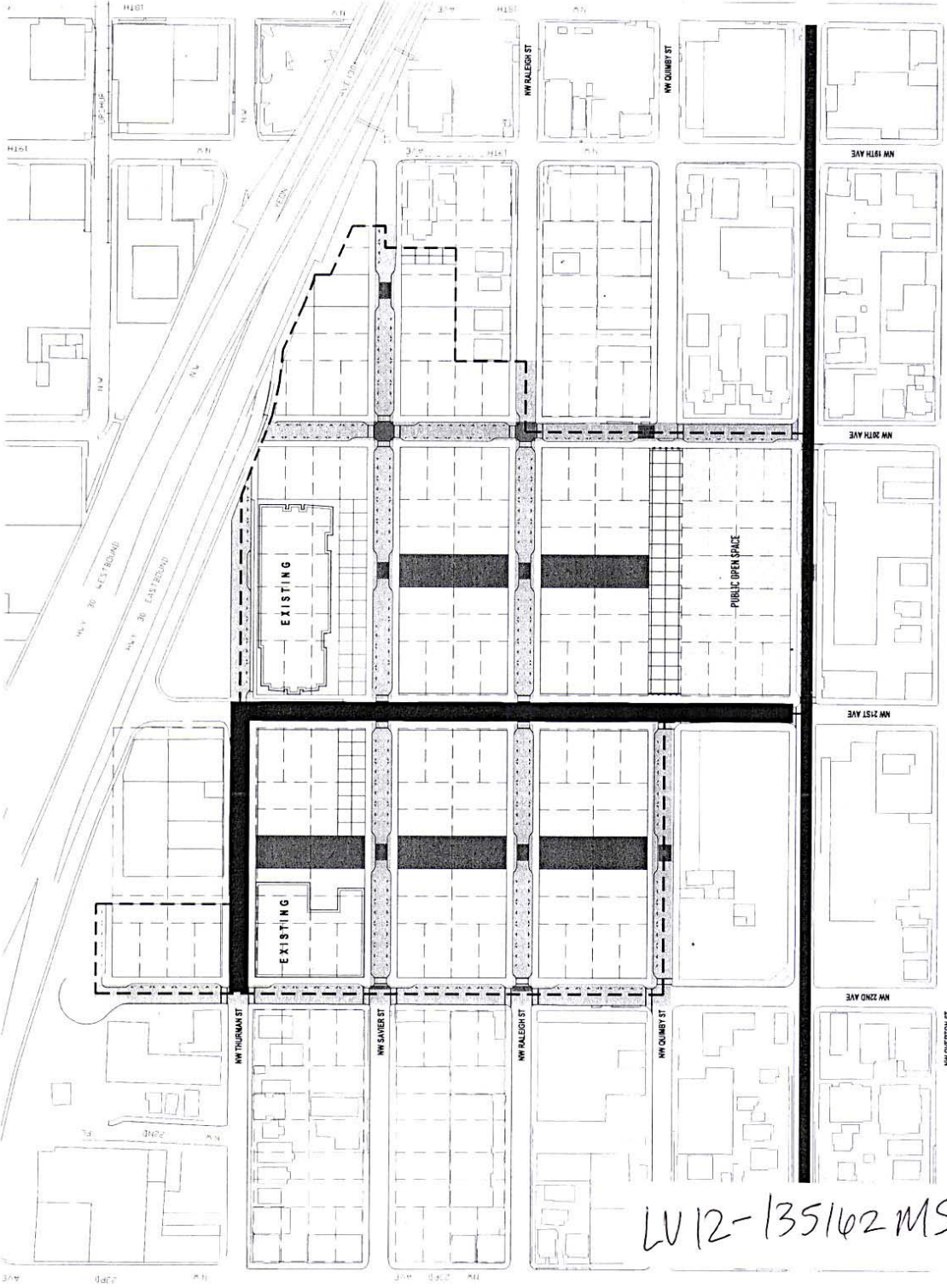
SECTION 04

NEIGHBORHOOD COMMUNITY MAIN STREET

CITY DESIGNATED GREER STREET

LOCAL SERVICE STREET NW SPECIAL DESIGN FEATURES

PEDESTRIAN ACCESSWAYS



**CIRCULATION SYSTEM:
PEDESTRIAN & VEHICULAR**

Map 04-2 illustrates the proposed configuration for the various circulation systems within the Con-way Master Plan area. The plan has been developed to comply with City of Portland plans, policies and characteristics for pedestrian, bike and vehicular circulation systems. Details include:

- Pedestrians:**
- The Con-way plan embraces the entire district's designation as a Pedestrian District.
 - All sidewalks within the right-of-way within the plan area will be constructed to comply with the policies of the Portland Comprehensive Plan and PBOT standards for Neighborhood Collector & Community Main Streets and Local Service Streets.
 - New mid-block "Pedestrian Accessways" enhance pedestrian access through the plan area by providing public access through private land and connections to open spaces within the plan area.
 - NW Quimby between 20th and 21st will be designated as a local service street with special design features. The design for this street will occur in concert with the design of the public open space.

Vehicles:

- All streets and sidewalks within the Con-way plan area will be constructed to comply with the policies, street classifications, and street designations of the Transportation Element of the Portland Comprehensive Plan. The proposed street plan provides a series of multi-modal street connections that match the surrounding street grid pattern, where feasible, and as supported by the Portland Bureau of Transportation. Streets within the Con-way property will continue to operate consistent with their current functional classification as designated in the Portland Transportation System Plan. See Section 6.1 for additional detail described in the Multi-Modal Transportation Impact Analysis.
- NW 21st Avenue and Thurman Street will continue to function and operate as Neighborhood Collector and Community Main Streets.
- NW 20th Street, Raleigh Street, Quimby Street (except between NW 20th and 21st) and Parkgrove Street will continue to function and operate as Local Service Streets.

**MAP 04-2
CIRCULATION SYSTEMS**



LV12-135162 MS