



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

Dan Saltzman, Commissioner
Paul L. Scarlett, Director
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www.portlandoregon.gov/bds

Date: July 9, 2012
To: Interested Person
From: Staci Monroe, staci.monroe@portlandoregon.gov, 503-823-0624

**NOTICE OF A PUBLIC MEETING FOR POTENTIAL FUTURE
DEVELOPMENT IN YOUR NEIGHBORHOOD**

FILE: 12-152736 DA, 228 NE BROADWAY
REVIEW BY: Design Commission
WHEN: Thursday, August 2, 2012 at 1:30 PM
WHERE: 1900 SW Fourth Ave, Ste. 2500A Portland, OR 97201

A Design Advice Request has been submitted by the applicants listed below regarding potential future development in your neighborhood. The proposal, process, and information on how to respond to this notice are described below. A copy of the site plan, building elevations and zoning map are attached. I am the staff person handling the Design Advice Request. Please call me if you have questions regarding this process. Please contact the applicant if you have questions regarding any future development on the site.

Applicant: Shleifer Broadway LLC
228 NE Broadway / Portland, OR 97232-1110

Mike Bernatz / Langley Investment Properties
825 NE Multnomah Street, Suite 1275 / Portland, OR 97232

Representative: Rhys Konrad (architect) / Group Mackenzie / 503-224-9560
1515 SE Water Avenue, Suite 100 / Portland, OR 97214

Site Address: 228 NE BROADWAY

Legal Description: BLOCK 215 LOT 1&2, HOLLADAYS ADD; BLOCK 215 LOT 3, HOLLADAYS ADD; BLOCK 215 LOT 4 W 40' OF, HOLLADAYS ADD; BLOCK 215 E 30' OF W 70' OF LOT 4, HOLLADAYS ADD; BLOCK 215 E 30' OF LOT 4, HOLLADAYS ADD; BLOCK 215 LOT 5&6, HOLLADAYS ADD; BLOCK 215 LOT 7&8, HOLLADAYS ADD

Tax Account No.: R396215030, R396215050, R396215060, R396215070, R396215080, R396215090, R396215110, R396215070

State ID No.: 1N1E27DD 10600, 1N1E27DD 10500, 1N1E27DD 10400, 1N1E27DD 10300, 1N1E27DD 10200, 1N1E27DD 10100, 1N1E27DD 10000, 1N1E27DD 10300

Quarter Section: 2830

Neighborhood: Lloyd District Community, contact Lisa Faust at 503-350-1205.

Business District: Lloyd District Community Association, William Ruff at 503-221-1121.

Plan District: Central City - Lloyd District

Zoning: CXd - Central Commercial zone with a Design overaly

Design District: Central City - Lloyd

Historic District: None

Case Type: DA, Design Advice Request

Procedure: A public meeting with the Design Commission to provide informal, advisory response for the applicants/owners to consider in preparation of a potential future land use review application.

Proposal:

The applicant seeks design advice on a potential development of a 5-story mixed use building on a full block site bounded by NE Broadway Street, NE Weidler Street, NE 2nd Avenue and NE 3rd Avenue. The building mass would be arranged in an L-shape with the tallest portion along NE Broadway Street and NE 3rd Avenue. An outdoor plaza and open space would occupy the rooftop of the 2nd floor at the southwest portion of the site. The block is currently developed with two, 2-story buildings on the north half (Broadway Furniture) with surface parking areas and two single family homes on the southern half. The current project would include demolition of the two commercial structures and the two houses. However, the lots with the existing houses may ultimately be removed from the project.

Included in the potential proposal are one level of underground parking (60 spaces), a ground floor with parking (23 spaces) and retail (18,000 SF), a second office level (22,000 SF office), and three upper floors with approximately 65 residential units. The primary commercial tenant for some of the retail and all of the office would be a credit union bank and headquarters. An enclosed drive-through is proposed within the building with two points of vehicular access along NE 2nd and NE 3rd Avenues. Due to the difference in peak parking hours of the potential tenants, flexibility of the vehicle area is envisioned allowing an additional drive-through lane during the day, which would convert to parking spaces in the evening for the residents.

Approval Criteria:

If a formal land use review application were submitted in the future for the proposed development, it would be reviewed in accordance with the relevant approval criteria of Title 33, Portland Zoning Code.

The applicable approval criteria could include some or all of the following: 33.130, Commercial Zones; 33.420, Design Overlay Zone; 33.510, Central City Plan District; 33.825, Design Review; the Central City Fundamental Design Guidelines; and the Lloyd District Design Guidelines.

If requested, Modifications would be reviewed against 33.825.040, Modifications That Will Better Meet Design Review Requirements.

If requested, Adjustments would be reviewed against 33.805.040, Adjustment Approval Criteria.

This application was submitted on June 20, 2012.

Purpose of a Design Advice Request

Design Advice Requests are not intended to substitute for other Code-required land use or legislative procedures. Purposes served by Design Advice Requests might include the following:

- Early feedback on atypical building types or configurations unable to draw on other prior project approvals to assess approval potential.
- Projects which, for various reasons, anticipate including elements that do not appear to conform to design guidelines, and which may require a waiver of one or more design guidelines.
- Unique urban design schemes for which interest or support is sought prior to approaching other agencies.

Process

The Portland Zoning Code affords the opportunity for parties interested in bringing matters before the Design Commission outside of other prescribed regulatory or legislative processes. The relevant Code chapter reads as follows:

33.730.050 F. Other pre-application advice.

An applicant may request advice from the Design Commission or Historical Landmarks Commission prior to submitting a land use request that would be heard by these commissions. These requests are known as "Design Advice Requests". These requests do not substitute for a required pre-application conference with the BDS staff and other City urban service or technical representatives.

The general order of appearance for those attending the meeting is as follows: Bureau of Development Services introduction, applicant presentation, clarifying questions about the proposal by the Commission, public comment, informal discussion about the proposal between the Commission and the applicants, and Design Commission final comment. There will be no final decision about this proposal during this Design Advice Request process.

At the request of the Commission, a submittal for a Design Advice Request may be continued to a future date for further discussion.

Opportunity for Public Comment

The neighborhood association, listed on the first page of this notice, may take a position on the proposed development and may have scheduled an open meeting prior to providing comment to the Design Commission. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting.

The public meeting with the Design Commission will provide an opportunity for parties to submit oral and written comment on this matter. To comment, you may write to the Design Commission, 1900 SW Fourth Ave., Suite 5000 or FAX your comments to 503-823-5630; or you may attend the meeting to provide comment. Please refer to the file number when seeking information or submitting comment.

A Design Advice Request file is available for your review by appointment. Please contact the file review at 503-823-7617 to schedule a time. 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 for such services. You may also find additional information about the City of Portland and City Bureaus as well as a digital copy of the Portland Zoning Code, by visiting the City's homepage on the Internet at www.ci.portland.or.us.

Design Advice Request Results

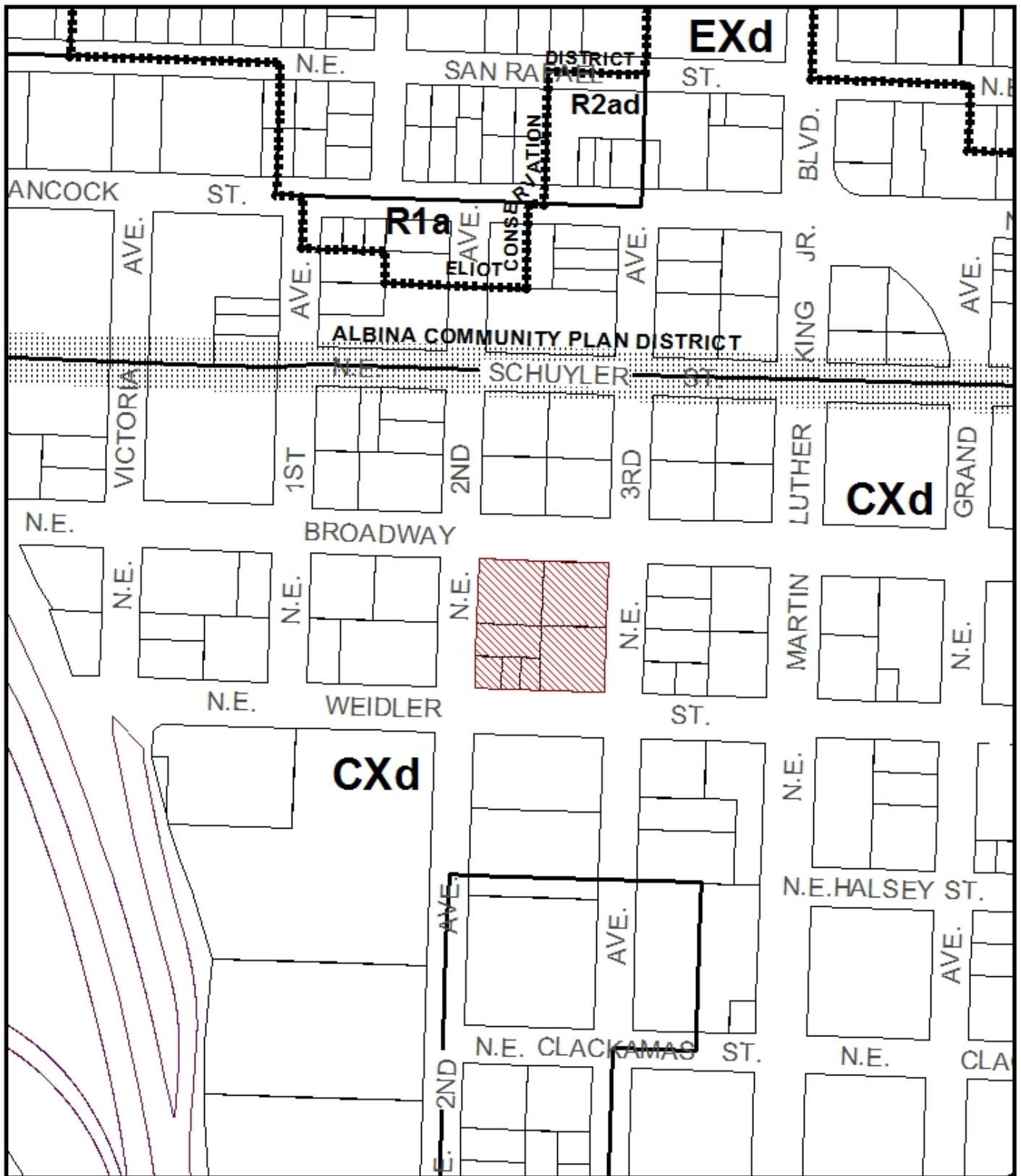
Design Advice Requests will provide informal, advisory response only. Responses received at the meeting may inform City staff when processing future land use reviews, but will not be considered a formal directive from the Commission. The Commission may offer future procedural or design direction, and may also offer a preliminary assessment against approval criteria that would apply were the proposal to be reviewed formally through the land use review process. Comment provided at the meeting will be documented by City staff, and will be available for further and future reference.

Meeting Cancellation

This public meeting 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 meeting 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 immediate information regarding cancellations or rescheduling. To attend the meeting, 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.tri-met.org/routes_times.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, Project Rendering



ZONING



Site



NORTH

This site lies within the:
CENTRAL CITY PLAN DISTRICT

File No.	LU 12-152736 DAR
1/4 Section	2830
Scale	1 inch = 200 feet
State_Id	1N1E27DD 10000
Exhibit	B (Jul 06,2012)

GROUP
MACKENZIE

200

consolidated
community

consolidated
community

A
SCHEME



LANGLEY

BROADWAY MIXED-USE

JUNE 19, 2012



consolidated
community
credit union



LANGLEY

A
SCHEME

BROADWAY MIXED-USE
 L1 PLAN - BEFORE 5:30 PM

JUNE 19, 2012



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 credit union