



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

Amanda Fritz, Commissioner  
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[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** June 28, 2013  
**To:** Interested Person  
**From:** Kara Fioravanti, Land Use Services  
503-823-5892 / [Kara.Fioravanti@portlandoregon.gov](mailto:Kara.Fioravanti@portlandoregon.gov)

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

**CASE FILE:** LU 13-148833 DZM – Con-way Block 296,  
Grocery & Mixed-Use Building  
(EA #12-218319 PC, EA #12-156491 DA)

**REVIEW BY:** Design Commission

**WHEN:** Thursday, July 18, 2013 @ 1:30pm

**WHERE:** 1900 SW Fourth Ave., Room 2500A  
Portland, OR 97201

It is important to submit all evidence to the Design Commission. City Council will not accept additional evidence if there is an appeal of this proposal.

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.

**Applicants:** Alan Jones / Holst Architecture  
110 SE 8th Avenue / Portland, OR 97214

**Owners:** Con-way Properties Inc.  
PO Box 4138 / Portland, OR 97208-4138  
  
Thomas Dichiaro / C E John Properties 66 LLC  
1701 SE Columbia River Dr / Vancouver, WA 98661

**Site Address:** 2170 NW RALEIGH STEET

**Legal Description:** BLOCK 296 LOT 1-10, COUCHS ADD; BLOCK 296 LOT 11-18, COUCHS ADD  
**Tax Account No.:** R180231250, R180231350  
**State ID No.:** 1N1E28CD 02500, 1N1E28CD 02600  
**Quarter Section:** 2927  
**Neighborhood:** Northwest District, contact John Bradley at 503-313-7574.  
**Business District:** Nob Hill, contact Mike Conklin at 503-226-6126.  
**District Coalition:** Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.  
**Plan District:** Northwest  
**Zoning:** EXd – Central Employment with Design overlay

**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:**

Renovation of a 36,000 s.f. warehouse for retail use, plus construction of a new 129,151 s.f. 6-story mixed-use building with ground floor retail and apartments above. The new development will be separated from the renovated warehouse by a 60'-0" pedestrian accessway, as required by the Con-Way Master Plan. 64 (+3 ADA) surface and tuck-under vehicular parking spaces are proposed for the grocery and NW 21st retail portions of the proposal, with 76 (+3 ADA) vehicular parking spaces provided in a below-grade garage for the residential units. 6 (+1 ADA) vehicular parking spaces are proposed on site for the NW 22<sup>nd</sup> Avenue retail spaces. 126 long-term bicycle parking spaces are required with 88 currently shown in the underground garage.

Exterior materials include painted and board-formed concrete, wood siding and canopies, aluminum storefront systems, a green wall, Corten steel, and pavers at the warehouse. Exterior materials for the 6-story mixed-use building include white brick, charcoal brick, wood siding and storefront systems, steel storefront systems, aluminum storefront systems, fiberglass windows, Corten steel, concrete, and pavers.

Several modifications are requested to the following standards:

1. **Con-way Master Plan Standard 6C Building Line Standard** to reduce the amount of building line at NW 21<sup>st</sup> Avenue from the required 75%;
2. **Con-way Master Plan Standard 7D Retail Sales and Service or Neighborhood Facility Standard** to reduce the required 50' depth at the interior space facing the NW Quimby frontage.
3. **Con-way Master Plan Standard 7D Retail Sales and Service or Neighborhood Facility Standard** to reduce the required 50' depth at the interior space facing the NW Raleigh frontage.
4. **Con-way Master Plan Standard 8D Ground Floor Active Use Standard** to reduce the Active Area required along the north, west and south elevations;
5. **Con-way Master Plan Standard 8E Private Entrances and Terraces Facing Pedestrian Accessways** to allow a raised deck area at the warehouse building to be constructed so that it projects 24'-1" into the pedestrian accessway for a linear distance of 39'-0", where a 10'-0" projection is allowed;
6. **33.140.230 Ground Floor Windows in the EX Zone** to reduce the total length of required ground floor windows along NW Quimby for the 131'-9" long mixed-use building wall from the required 65'-10" (50%) to 46'-0" (34.9%);
7. **33.140.230 Ground Floor Windows in the EX Zone** to reduce the total length of required ground floor windows along NW Raleigh for the 105'-0" long mixed-use building wall from the required 52'-6" (50%) to 42'-0" (40%);
8. **33.266.130 Parking Standards** to reduce the required 5'-0" of L2 landscape screening along the proposed parking on NW 22<sup>nd</sup> Avenue to 2'-6";
9. **33.266.310 Loading Standards** to allow reverse motion in NW Quimby for the proposed on-site loading space at the warehouse building; and
10. **33.266.310 Loading Standards** to allow reverse motion in NW Quimby for the proposed on-site loading space at the mixed-use building.

In addition, the applicant is proposing an additional loading space to be located in the right-of-way adjacent to the warehouse building along NW Quimby Street.

The Con-way Master Plan was approved under LU 12-135162 MS and included Condition of Approval #6: "Street frontage improvements shall adhere to the design standards proposed in the August 30, 2012 Con-way Master Plan (Exhibit H-8a) under DESIGN PRINCIPLES FOR PUBLIC STREETS. The Con-way Master Plan street standards shall be finalized as part of the design approval for the first major development." This Type III Design Review application is considering

the “first major development” and, as such, will also be reviewing the Con-Way Master Plan street standards so they are “finalized”.

Design Review is required because the proposal is for new development in a Design overlay district.

**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:

- Community Design Guidelines
- Con-way Master Plan (LU 12-135162 MS)

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 May 6, 2013 and determined to be complete on May 27, 2013.

**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.

We are seeking your comments on this proposal. The evidentiary proceeding before the Design Commission will be the only opportunity for the parties to submit oral and written evidence in this matter. Any appeal to the City Council will be limited to legal arguments concerning the Design Commission decision and the evidence in the record compiled by the Design Commission in support of that decision.

To comment, you may write to the Bureau of Development Services, 1900 SW Fourth Ave., Suite 5000 or FAX your comments to 503-823-5630; or you may testify at the hearing. In your comments, you should address the approval criteria. 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. The Design Commission will make a decision about this proposal at the hearing or will grant a continuance.

Comments for a Design Review or Historic Design Review should be sent directly to the Planning staff listed in this document.

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 Design

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 Design 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 Design 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 Design Commission decision to City Council. However, the appeal to City Council will be conducted as an on-the-record review of the Design Commission decision. The City Council will consider legal arguments (for example arguments pointing out ways the Design Commission decision improperly interprets or applies relevant approval criteria). The City Council will also consider arguments that the Design Commission findings are not supported by the evidence submitted to the Design Commission. However, the City Council will not accept or consider new evidence that was not submitted to the Design Commission.

A fee is charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver. City Council's decision may be appealed to the Oregon Land Use Board of Appeals (LUBA). Failure to raise an issue, in person or by letter, by the close of the record by the Design Commission in this case may preclude an appeal to LUBA on that issue. Also, if you do not provide enough detailed information to the Design Commission, they may not be able to respond to the issue you are trying to raise. In such a situation, an appeal to LUBA on that issue may not be allowed. Thank you for any information you can provide to help us make this decision. Please call me if you have any questions. My name and number are on the first page of this notice.

#### **HEARING CANCELLATION**

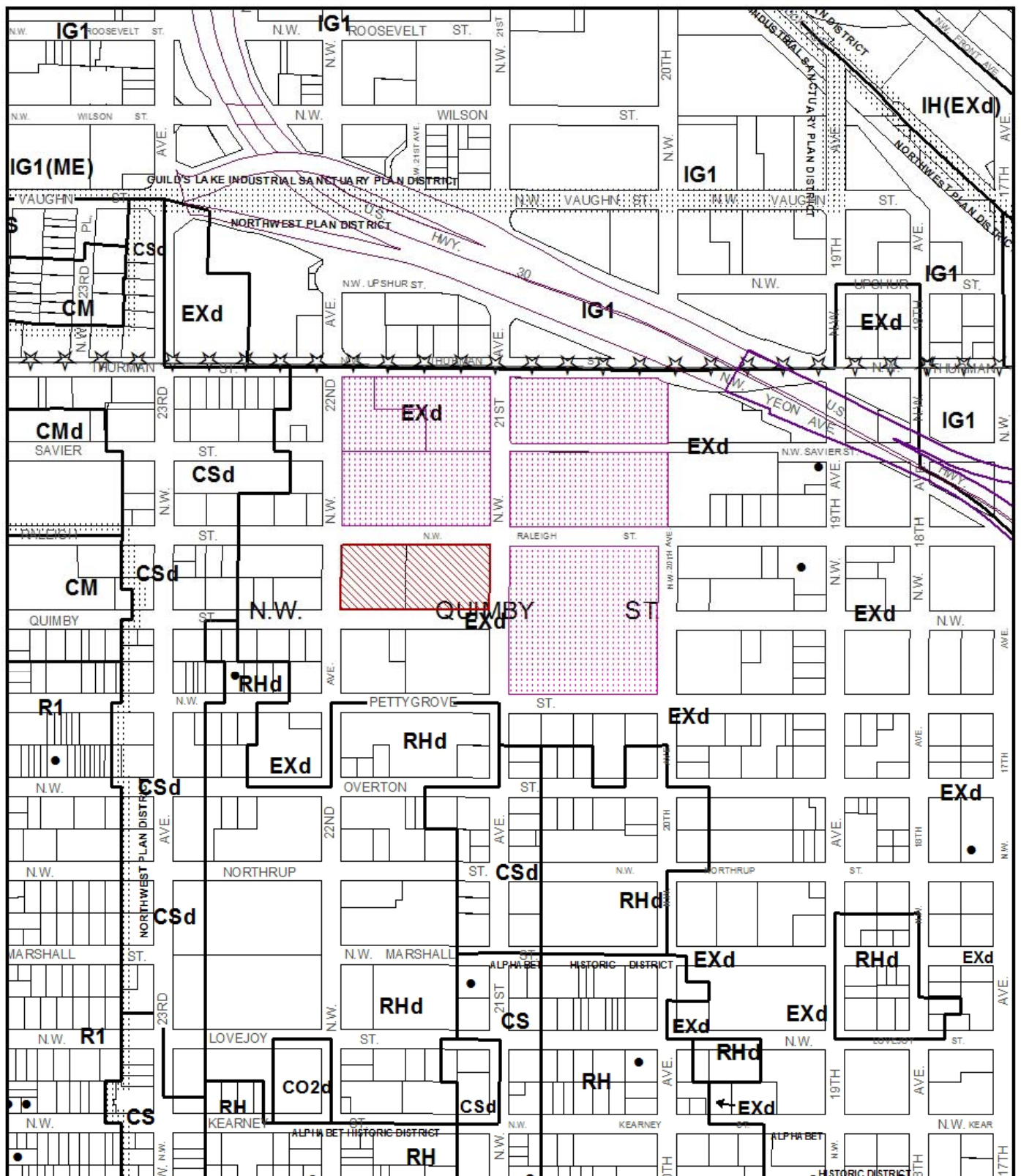
This public hearing will be cancelled if Portland Public Schools close due to inclement weather or other similar emergency. Check local television and radio reports for school closures. The hearing will be rescheduled for the earliest possible date. A renotification notice will not be sent. Please call 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, Aerial Rendering





# ZONING

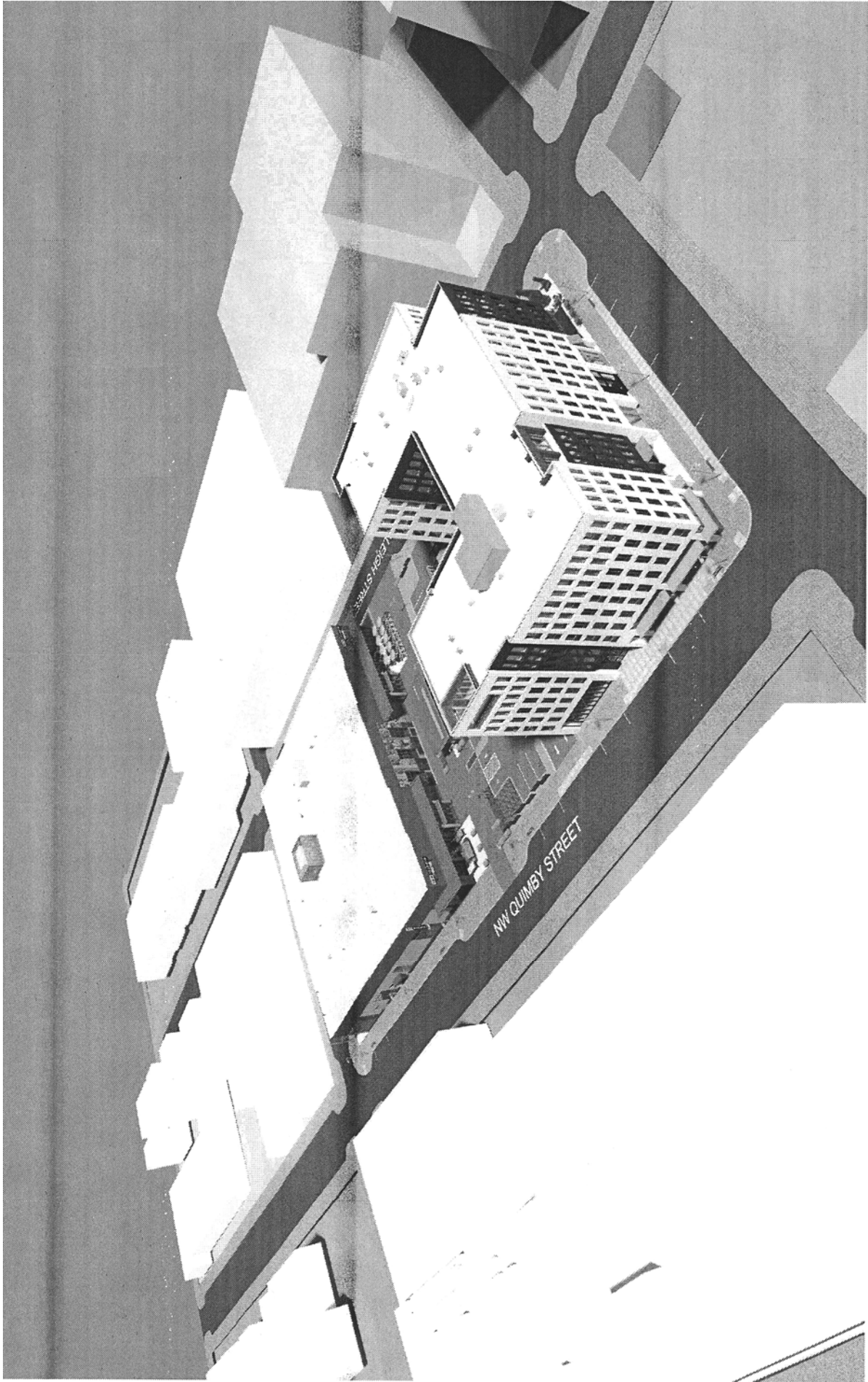
- Site
- Also Owned
- Historic Landmark



This site lies within the:  
NORTHWEST PLAN DISTRICT

File No.	<u>LU 13-148833 DZM</u>
1/4 Section	<u>2827,2927</u>
Scale	<u>1 inch = 400 feet</u>
State_Id	<u>1N1E28CD 2600</u>
Exhibit	<u>B</u> (May 07,2013)





Rendering, Aerial