



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

Amanda Fritz, Commissioner  
Paul L. Scarlett, Director  
Phone: (503) 823-7300  
Fax: (503) 823-5630  
TTY: (503) 823-6868  
[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** November 14, 2013  
**To:** Interested Person  
**From:** Chris Caruso, Land Use Services  
503-823-5747 / [Chris.Caruso@portlandoregon.gov](mailto:Chris.Caruso@portlandoregon.gov)

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

**CASE FILE:** LU 13-199812 DZM – Glisan Commons II  
PC # 13-142651  
**REVIEW BY:** Design Commission  
**WHEN:** Thursday December 5, 2013 at 1:30 PM  
**WHERE:** 1900 SW Fourth Ave., Room 2500A Portland, OR 97201

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.

**Applicant:** Ben White/Carleton Hart Architecture (503-206-3174)  
322 NW 8th Ave/Portland, OR 97209

**Owners:** Riad Sahli/Reach Development LLC  
4150 SW Moody Ave/Portland, OR 97239  
Jaymee Cuti/City Of Portland Housing Bureau  
421 SW 6th Ave Sute 500/Portland, OR

**Site Address:** 604 NE 99TH AVE

**Legal Description:** TL 3100 1.28 ACRES POTENTIAL ADDITIONAL TAX, SECTION 33 1N 2E; TL 3500 0.08 ACRES POTENTIAL ADDITIONAL TAX, SECTION 33 1N 2E; TL 3400 0.08 ACRES POTENTIAL ADDITIONAL TAX, SECTION 33 1N 2E

**Tax Account No.:** R942330810, R942334560, R942334690, R942330810, R942330810  
**State ID No.:** 1N2E33AD 03100, 1N2E33AD 03500, 1N2E33AD 03400, 1N2E33AD 03100, 1N2E33AD 03100

**Quarter Section:** 2940

**Neighborhood:** Hazelwood, contact Arlene Kimura at 503-252-9429.

**Business District:** Gateway Area Business Association, Fred Sanchez at 503-256-3910.

**District Coalition:** East Portland Neighborhood Office, Richard Bixby at 503-823-4550.

**Plan District:** Gateway

**Zoning:** RXd – High-Density Residential 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:**

The applicant seeks design review approval for a new residential building in the Gateway Plan

District. The proposed building will be the second and final phase of the Gateway Master Plan for Glisan Commons which was approved thru LU 12-116420 MS. The Phase I building was approved thru LU 12-115245 DZ and is currently under construction. The proposal for this Phase II building includes 60 senior housing units in a 6 story building along NE 99<sup>th</sup> Avenue with 84 on-site parking spaces (19 of which are for the senior housing units, the remainder are for Phase I uses). Outdoor areas are provided as both roof decks and shared ground level seating courts. Exterior materials include exposed concrete, brick, metal panels, fiber cement lap and panels siding, aluminum storefront, fiberglass windows, and metal railings and screens.

Modifications being requested include:

1. 33.248.020 Landscaping and Screening & 33.526.290.B Ground Floor Windows. To provide landscaping between the building and the street along the north half of the NE 99<sup>th</sup> Ave façade in place of windows and to not provide trees in this planter per L2 landscaping requirements.
2. 33.266.220.C Standards for all Bicycle Parking. To provide staggered wall-mounted bike racks at 1'-6" spacing instead of the required 2'-6" spacing.
3. 33.266.130.G Parking area setbacks and landscaping. To provide alternate landscaping materials and widths along the south boundary parking spaces in place of the 5 foot wide L3 buffer normally required.

**Relevant Approval Criteria:**

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

- 33.825 Design Review
- Gateway Regional Design Guidelines
- 33.825.040 Modifications Thru Design Review

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 August 30, 2013 and determined to be complete on October 14, 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.

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. Design Commission will make a decision about this proposal at the hearing or will grant a continuance.

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 decision of the Design Commission to the City Council. If appealed, City Council will hold an evidentiary hearing. New evidence can be submitted to the City Council in the event of an appeal of an evidentiary hearing

A fee is charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver. The City Council's decision may be appealed to the Oregon Land Use Board of Appeals (LUBA).

Failure to raise an issue in person or in writing by the close of the record at or following the final evidentiary hearing on 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 based on that issue may not be allowed.

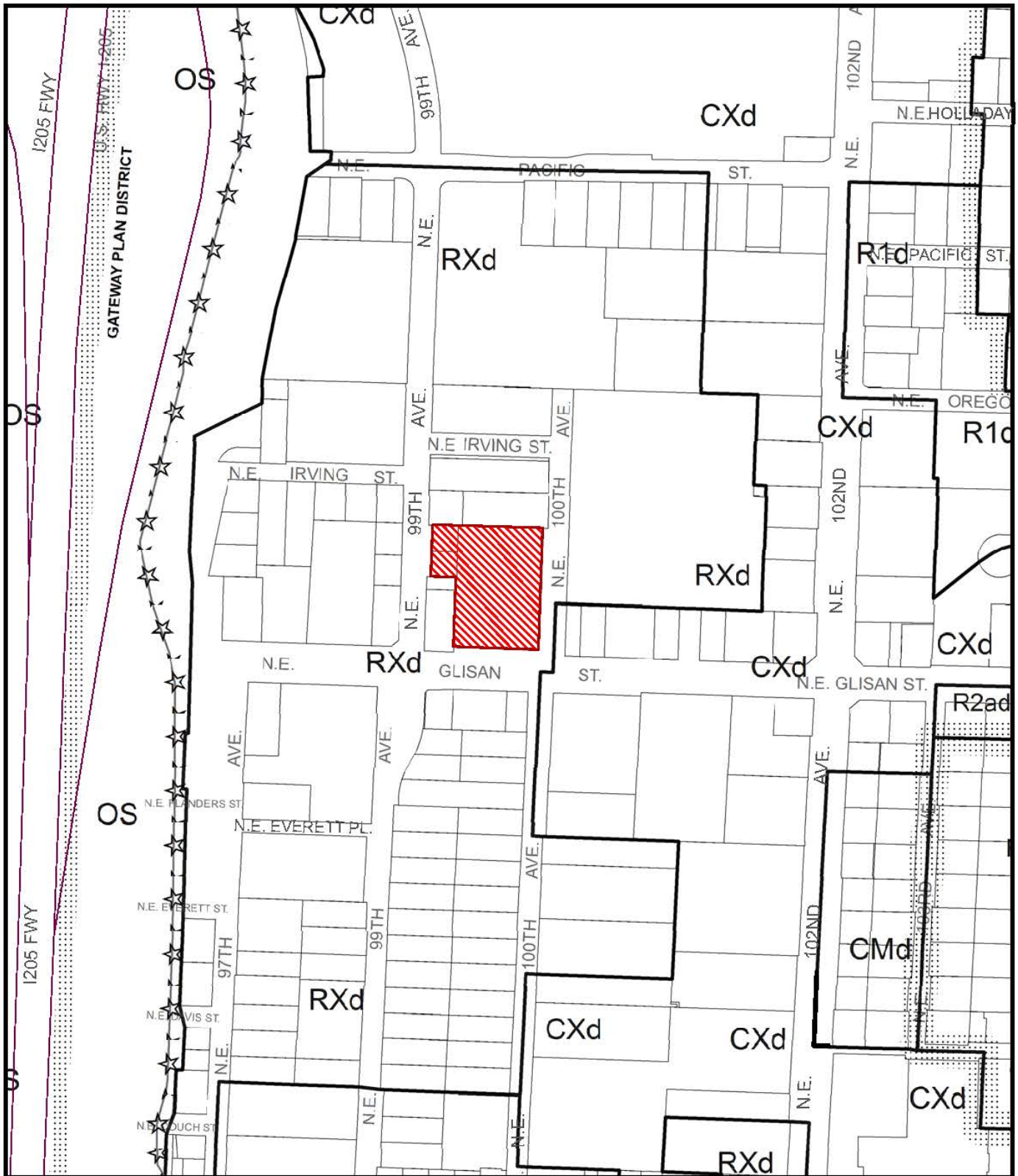
#### **HEARING CANCELLATION**

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    Elevations



# ZONING



Site

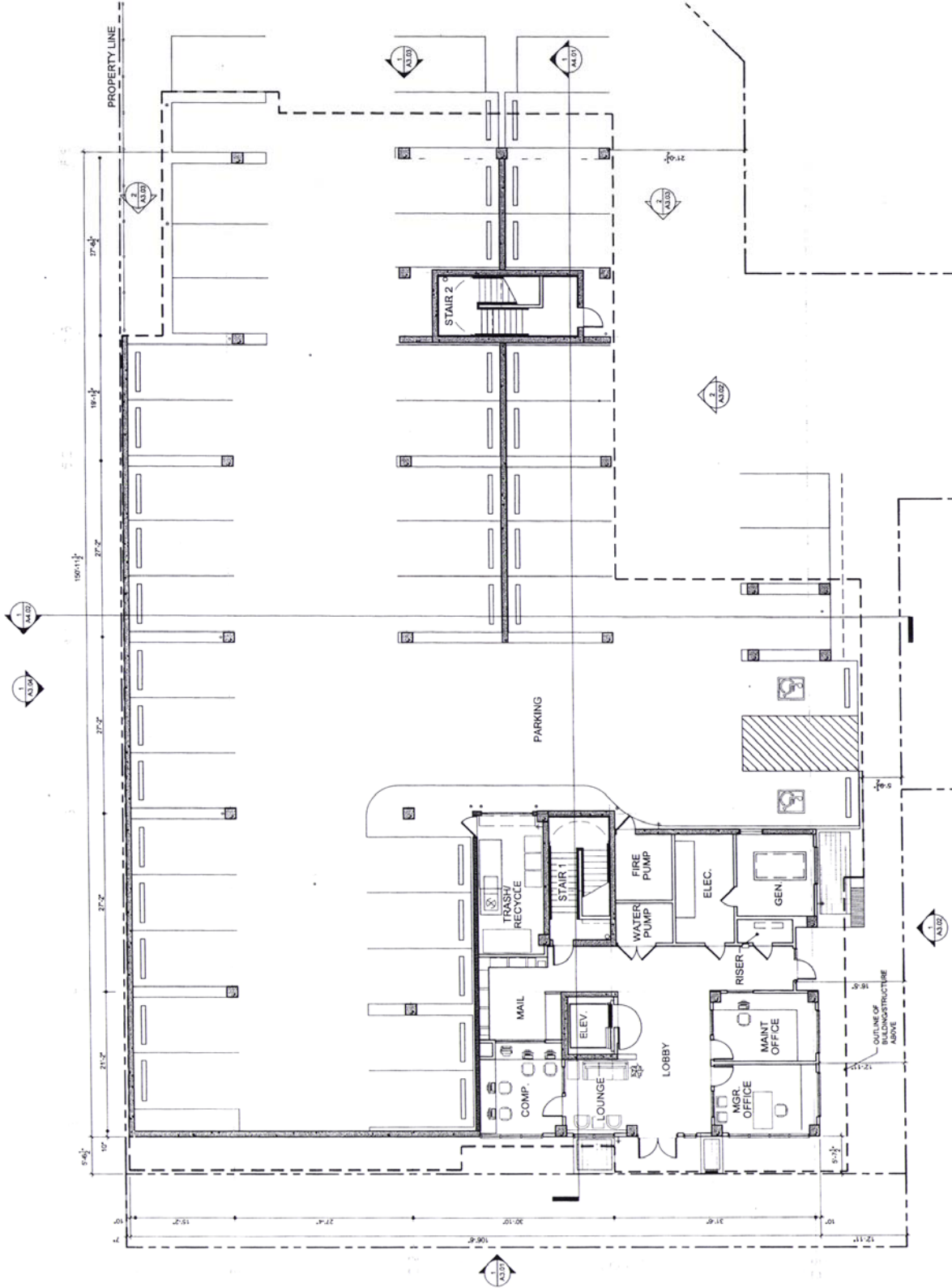


NORTH

This site lies within the:  
GATEWAY PLAN DISTRICT

File No. LU 13-199812 DZM  
 1/4 Section 2940.3040  
 Scale 1 inch = 300 feet  
 State\_Id 1N2E33AD 3100  
 Exhibit B (Sep 03,2013)





1 FIRST FLOOR PLAN  
 SCALE: 1/16" = 1'-0"

# GENERAL NOTES

- NOT ALL KEY NOTES USED ON EACH ELEVATION.
- GRADE ELEVATIONS FOR REFERENCE ONLY, VERIFY ON CIVIL DRAWINGS.

## KEY NOTES

- NORMAN BRICK, MISSION TEXT - EBONY
- METAL PANEL W/ 4" EXPOSURE - PARQUET
- METAL PANEL SING W/ 4" EXPOSURE - DARK BRONZE
- FIBER CEMENT LAP SING PREFIN. - ARCTIC WHITE
- FIBER CEMENT PANEL SING PREFIN. - EVENING BLUE
- FIBER CEMENT PANEL SING PREFIN. - CHESTNUT BROWN
- 4" BRONZE ALUMINUM RAILING W/ HORIZONTAL S.S. CABLES
- CONCRETE COLUMN
- C.I.P. CONCRETE W/ BOARD FORM TEXTURE
- DARK BRONZE ALUMINUM STOREFRONT WINDOWS AND ENTRANCES
- HOLLOW METAL DOOR
- FIBERGLASS WINDOW TYP. L.O. N.
- PTWP WITH ARCHITECTURAL GRILLE TYP.
- PREFINISHED METAL CAP FLASHING, TYP. SEE 2A.04
- C.I.P. CONCRETE BASED PLANTER
- STAINLESS STEEL CABLE TRELLIS
- 4" 18" HT. CONCRETE WALL
- PREFINISHED METAL DOOR
- CONCRETE WALL WITH CONTROL JOINTS
- LINE OF ROOF BEYOND
- OPEN TO PARKING GARAGE
- METAL PASCAL DK. BRONZE
- FIBERGLASS DOOR W/ FULL LITE
- PREFINISHED METAL VENT CAP. SEE DETAIL 1A.04
- PREFINISHED METAL SCUPPERS & DOWNSPOUTS
- SCREEN WALL
- OVERHEAD COILING DOOR
- QUADRANT AT ROOF DECK

CARLETON HART ARCHITECTURE  
622 NE 8TH AVENUE, PORTLAND, OREGON 97209  
503.243.2262 | 503.243.2261 | carl@carlhart.com



GLISAN COMMONS PHASE II  
REACH COMMUNITY DEVELOPMENT  
604 NE 99TH AVENUE | PORTLAND, OREGON  
TYPE III DESIGN REVIEW APPLICATION

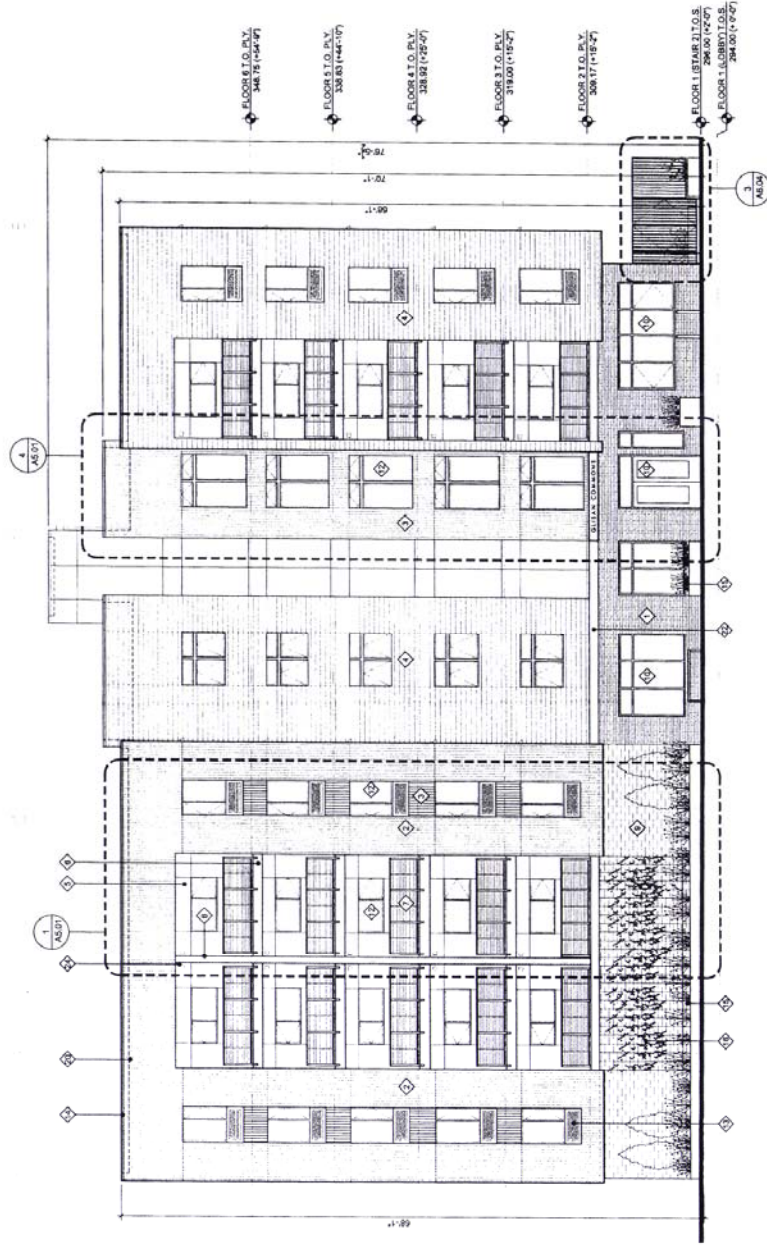
EXTERIOR ELEVATION

08.29.2013

11.09.2013

LU 13-199812 DZM

A3.01



1 WEST ELEVATION  
SCALE: 1/16" = 1'-0"

NOT ALL KEY NOTES USED ON EACH ELEVATION.  
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NORMAN BRICK, VISION TEXT - EBONY	METAL PANEL W/ 4" EXPOSURE - PATCHMENT
METAL PANEL SONG W/ 4" EXPOSURE - DARK BROWN	METAL PANEL SONG W/ 4" EXPOSURE - DARK BROWN
FIBER CEMENT PANEL SONG PREFIN - JARCTIC WHITE BLUE	FIBER CEMENT PANEL SONG PREFIN - JARCTIC WHITE BLUE
FIBER CEMENT PANEL SONG PREFIN - EVENING BROWN	FIBER CEMENT PANEL SONG PREFIN - EVENING BROWN
47" BRONZE ALUMINUM RAILING W/ HORIZONTAL S.S. CABLES	CONCRETE COLUMN
C.P. CONCRETE W/ BROWN FORM TEXTURE	DARK BRONZE ALUMINUM STOREFRONT WINDOWS AND ENTRANCES
HOLLOW METAL DOOR	FIBERGLASS WINDOW, TYP. U.O.N.
PTMP WITH ARCHITECTURAL GRILLE, TYP.	PREFINISHED METAL CAP FLASHING, TYP. SEE 2M 54
C.P. CONCRETE RASSED PLASTER	STAINLESS STEEL CABLE TRILLIS
4" 18" HT. CONCRETE WALL	PREFINISHED METAL SCUPPERS & DOWNPISTES
CONCRETE WALL WITH CONTROL JOINTS	ONE OF ROOF BEYOND
GREEN TO PARKING GARAGE	METAL FASCIA, DR. BRONZE
FIBERGLASS DOOR W/ FULL LITE	PREFINISHED METAL VENT CAP - SEE DETAIL 1M 54
SOBEN WALL	OVERHEAD COILING DOOR
GUARDRAIL AT ROOF DECK	

### EXTERIOR ELEVATION

08.29.2013

10.09.2013

WZD 13-199812 DZM

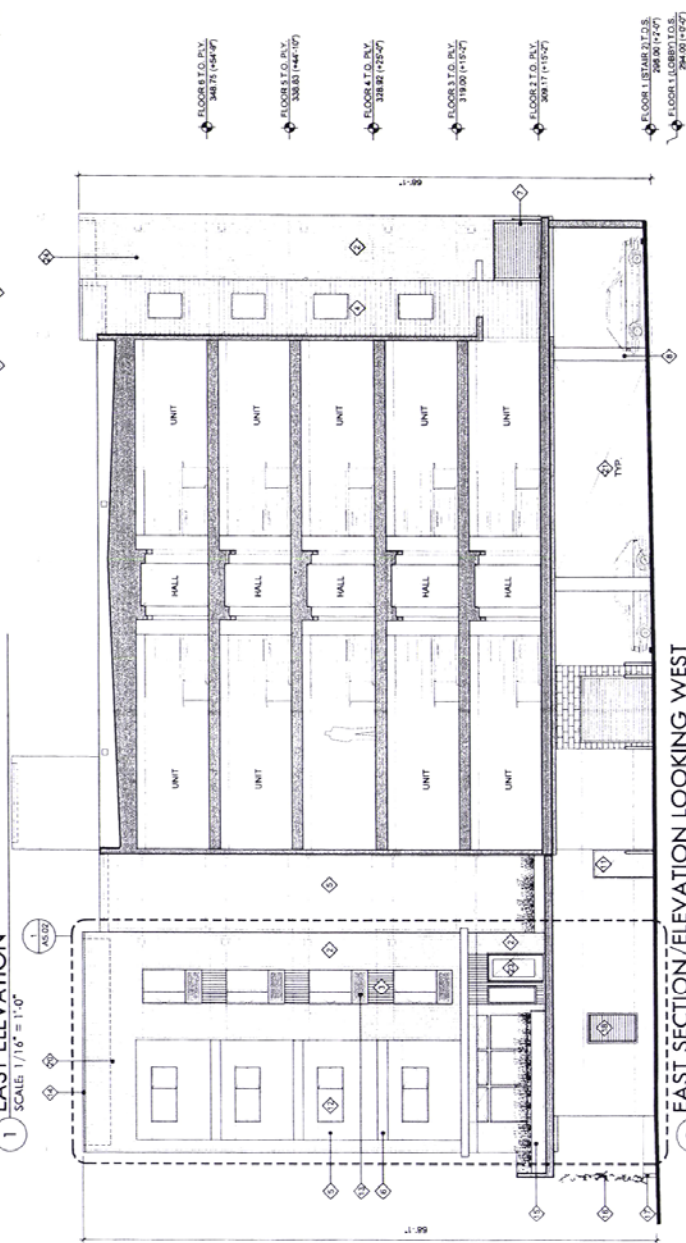
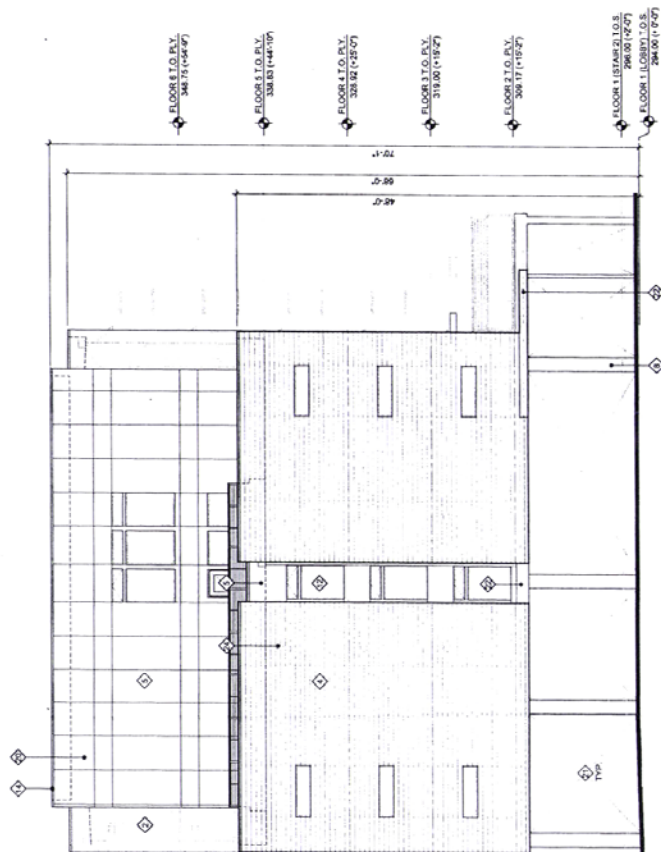
### A3.03

GLISAN COMMONS PHASE II  
REACH COMMUNITY DEVELOPMENT  
604 NE 99TH AVENUE | PORTLAND, OREGON

CARLETON HART ARCHITECTURE  
322 NW 8th Avenue Portland, Oregon 97209  
1 503 248 2262 | 1 503 248 3261 | carletonhart.com

1 EAST ELEVATION  
SCALE: 1/16" = 1'-0"

EAST SECTION/ELEVATION LOOKING WEST





A3.04

LU 13-199812 DZM

EXTERIOR ELEVATION

08.29.2013

08.29.2013

GLISAN COMMONS PHASE II  
REACH COMMUNITY DEVELOPMENT  
604 NE 99TH AVENUE | PORTLAND, OREGON  
TYPE III DESIGN REVIEW APPLICATION

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1 503.243.2282 | 1 503.243.9261 | carltonhart.com

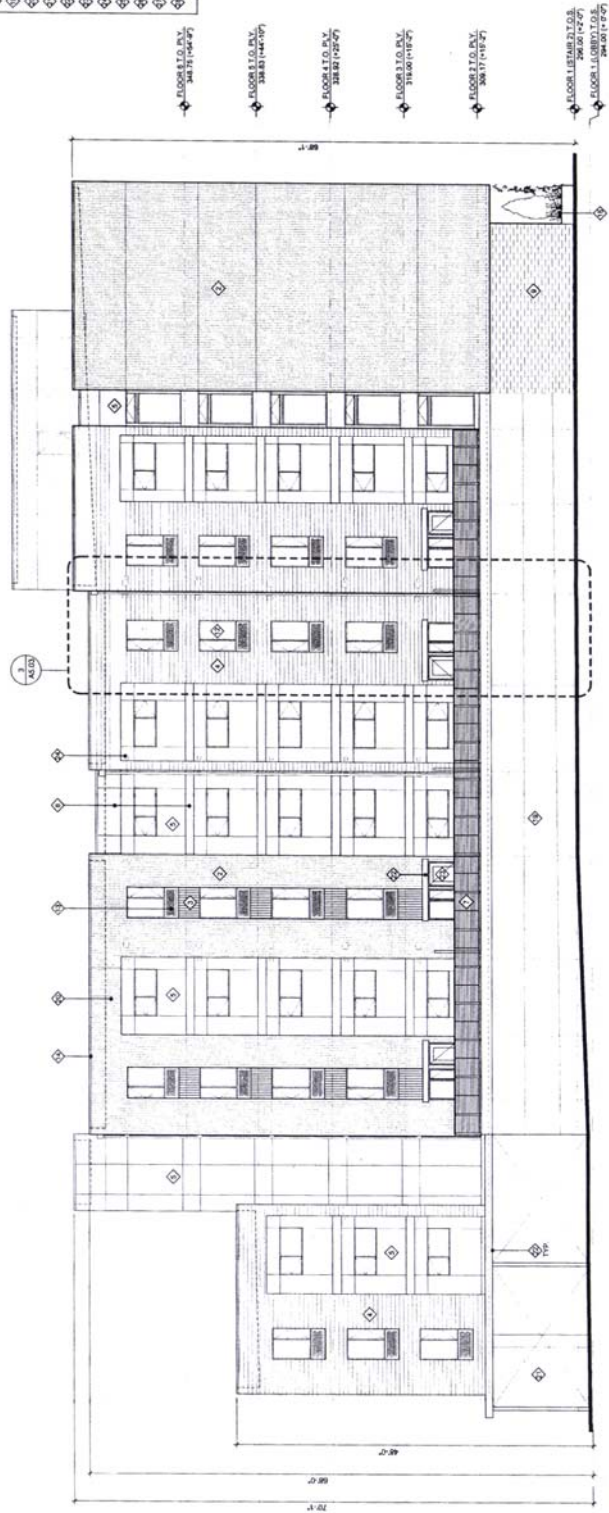


GENERAL NOTES

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KEY NOTES

- 1. NORMAN BRICK, MISSION TEXT, EBONY
- 2. METAL PANEL, W/4" EXPOSURE, PARCHMENT
- 3. METAL PANEL, SING W/4" EXPOSURE, CHALK BRONZE
- 4. FIBER CEMENT LAP SING W/4" EXPOSURE, ANCTIC WHITE
- 5. FIBER CEMENT PANEL SING PREFIN, EVENING BLUE
- 6. FIBER CEMENT PANEL SING PREFIN, CHESTNUT BROWN
- 7. 47" BRONZE ALUMINUM RAILING W/ HORIZONTAL S.S. CABLES
- 8. CONCRETE COLUMN
- 9. C.I.P. CONCRETE W/ BOARD FORM TEXTURE
- 10. DARK BRONZE ALUMINUM STOREFRONT WINDOWS AND ENTRANCES
- 11. HOLLOW METAL DOOR
- 12. FIBERGLASS WINDOW, TYP. U.G.N.
- 13. P.F.P.P. WITH ARCHITECTURAL GRILLE, TYP.
- 14. PREFINISHED METAL CAP FLASHING, TYP. SEE 2M4.04
- 15. C.I.P. CONCRETE BASED PLANTER
- 16. STAINLESS STEEL CABLE TRELLIS
- 17. 1/4" 18" H.T. CONCRETE WALL
- 18. PREFINISHED METAL LOUVER
- 19. CONCRETE WALL WITH CONTROL JOINTS
- 20. LINE OF ROOF BEYOND
- 21. OPEN TO PARKING GARAGE
- 22. METAL FASCIA, DK. BRONZE
- 23. FIBERGLASS DOOR W/ FULLITE
- 24. PREFINISHED METAL VENT CAP, SEE DETAIL 14.04M
- 25. PREFINISHED METAL SCUPPERS & DOWNPOUTS
- 26. SCREEN WALL
- 27. OVERHEAD COILING DOOR
- 28. GUARDRAIL AT ROOF DECK



1 NORTH ELEVATION  
SCALE 1/16" = 1'-0"

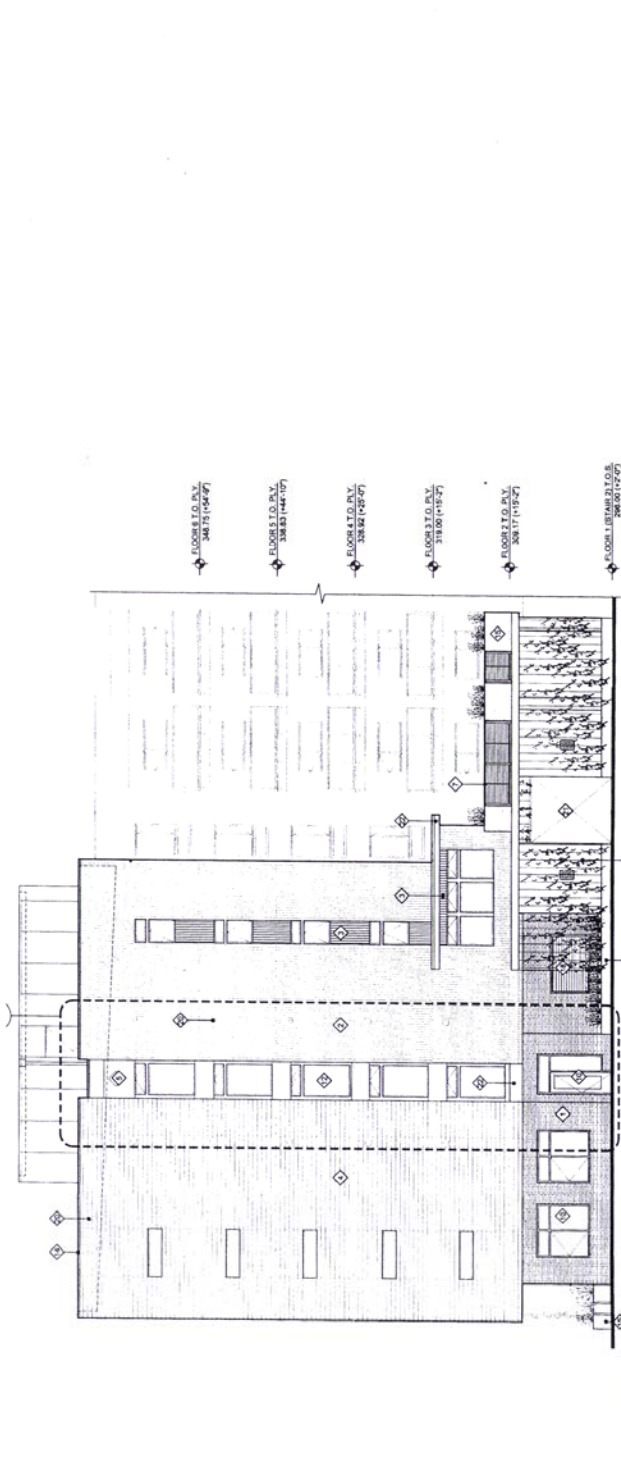


# GENERAL NOTES

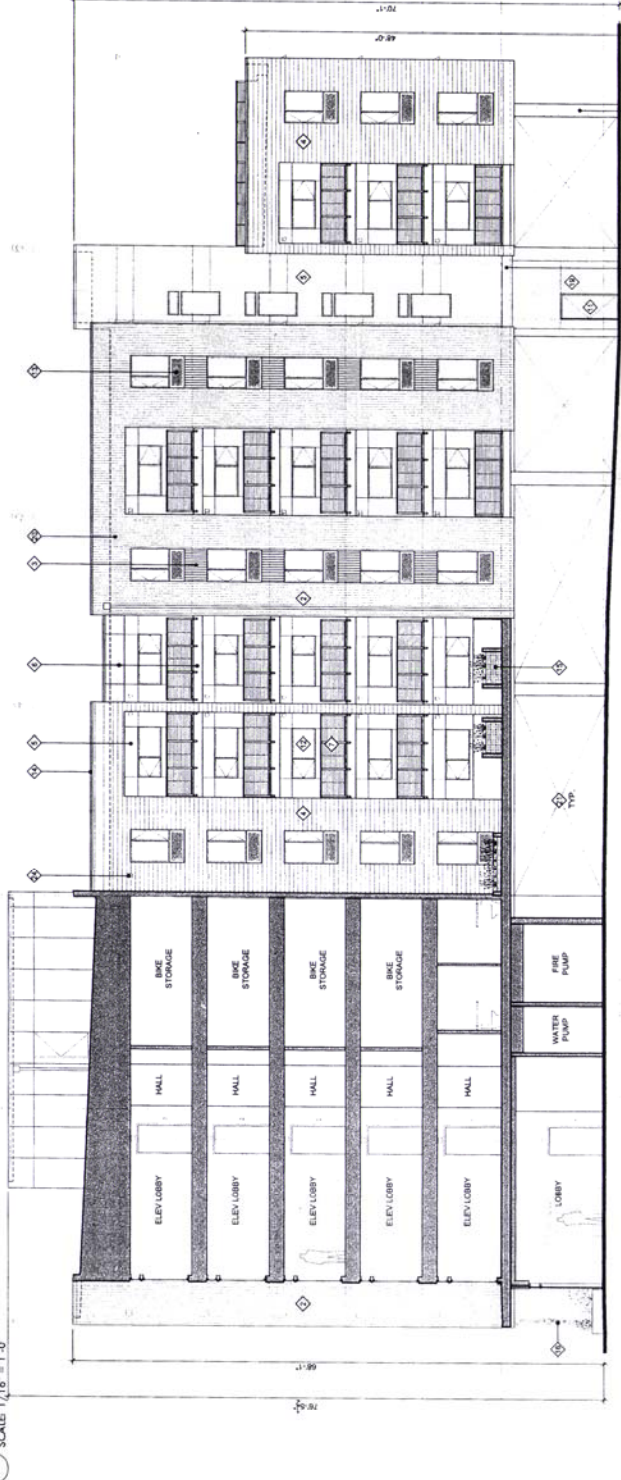
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## KEY NOTES

- NORMAN BRICK, MESSON TEXT - EDGY
- METAL PANEL, 1/4" EXPOSURE - FINCHMONT
- METAL PANEL, 1/4" EXPOSURE - DARK BRONZE
- FRAM CONCRETE PANEL, 1/4" EXPOSURE - ARCTIC WHITE
- FRAM CONCRETE PANEL, 1/4" EXPOSURE - EVENING BLUE
- FRAM CONCRETE PANEL, 1/4" EXPOSURE - CHESTNUT BROWN
- 4" BRONZE ALUMINUM RAILING W/ HORIZONTAL S.S. CABLES
- CONCRETE COLUMN
- CIP CONCRETE W/ BOARD FORM TEXTURE
- PAINT FINISH, ALUMINUM STONEFRONT WINDOWS AND ENTRANCES
- HOLLOW METAL DOOR
- FRIGGLASS WINDOW, TYP. U.O.N.
- PTSP WITH ARCHITECTURAL GRILLE, TYP.
- PREFINISHED METAL CAP FLASHING, TYP. SEE 2M.04
- CIP CONCRETE RAISED PLANTER
- STAINLESS STEEL CABLE TRILLES
- 4" W/ 1/4" CONCRETE WALL
- PREFINISHED METAL LOUVER
- CONCRETE WALL WITH CONTROL JOINTS
- LINE OF ROOF BEYOND
- OPEN TO PARKING GARAGE
- METAL FLASHING, 1/4" BRONZE
- FRIGGLASS DOOR W/ FULL LITE
- PREFINISHED METAL VENT CAP, SEE DETAIL 2M.04
- PREFINISHED METAL SCUPPERS & DOWNSPOUTS
- SCREEN WALL
- OVERHEAD COILING DOOR
- GUARDRAIL AT ROOF DECK



1 SOUTH ELEVATION  
SCALE 1/16" = 1'-0"



2 SOUTH SECTION/ELEVATION LOOKING NORTH  
SCALE 1/16" = 1'-0"

## EXTERIOR ELEVATION

08.29.2013

10.09.2013

LU 13-199812 DZM

A3.02

GLISAN COMMONS PHASE II  
REACH COMMUNITY DEVELOPMENT  
604 NE 99TH AVENUE | PORTLAND, OREGON

TYPE B DESIGN REVIEW APPLICATION

CARLETON HART ARCHITECTURE  
1 800 243 2263 | 503 453 2261 | carl@carlhart.com