



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: November 9, 2016
To: Interested Person
From: Benjamin Nielsen, Land Use Services
503-823-7812 / Benjamin.Nielsen@portlandoregon.gov

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

CASE FILE: LU 16-185068 DZ – Under Armour (Metro
Family YMCA) Building Addition
PC # 15-163884
REVIEW BY: Design Commission
WHEN: December 1, 2016 @ 1:30pm
WHERE: 1900 SW Fourth Ave., Suite
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/
Representative:** Greg Winterowd, Winterbrook Planning
310 SW 4th Ave, #1100
Portland, OR 97204

Architect: Leslie Cliffe, Bora Architects
720 SW Washington St, Suite 800
Portland, OR 97205

Property Owner: Rob Brewster, Run Our Dream LLC
1157 Federal Ave E
Seattle, WA 98102-4314

Site Address: 2815 SW BARBUR BLVD

Legal Description: BLOCK 74&75 TL 2300, CARUTHERS ADD
Tax Account No.: R140907550
State ID No.: 1S1E09AA 02300
Quarter Section: 3328

Neighborhood: South Portland NA., contact Jim Gardner at 503-227-2096.
Business District: South Portland Business Association, contact Kevin Countryman at 503-750-2984.
District Coalition: Southwest Neighborhoods Inc., contact Sylvia Bogert at 503-823-4592.

Plan District: None
Other Designations: Terwilliger Design District

Existing Zoning: CN2d – Neighborhood Commercial 2 with Design Overlay
R1d – Multidwelling Residential 1,000 with Design Overlay

Proposed Zoning: **CSd – Storefront Commercial with Design Overlay**
R1d – Multidwelling Residential 1,000 with Design Overlay

Case Type: DZ – Design Review
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 requests Design Review for proposed additions to the existing Metro Family YMCA Building, which is currently being renovated to become Under Armour Corporation’s regional northwest headquarters. The proposed additions include a one-story addition atop the existing 2-1/2-story building (a partially-underground parking level and two floors of commercial use space) and a small addition to the west side of the existing second floor. A partial ecoroof will be located on the roof of the new one-story addition. With that addition, the building will be 43’-11” tall (raised from its current height of approximately 29’-4”).

The requested Design Review is running concurrently with a proposed Comprehensive Plan Amendment and Zone Change review process, which is seeking to change the existing CN2d zoning on the majority of the site to CSd zoning. Approval of this comprehensive plan amendment and zone change request will ultimately be required to allow any additional floor area to be added to the existing building, since its current floor area exceeds that allowed by the CN2 zone, and to increase the proposed building height. Therefore, this Design Review will evaluate the proposal against the proposed zoning. (The existing CN2 zoning allows a floor area ratio (FAR) of 0.75:1, and the existing building has a nonconforming FAR of 1.47:1. The proposed CS zone would allow a maximum FAR of 3:1. The proposed additions would bring the building’s FAR up to approximately 2.03:1. Existing zoning allows a maximum height of 30’. The proposed zoning allows a maximum height of 45’.) The proposed Comprehensive Plan Amendment and Zone Change is being processed under land use case number LU 16-186417 CP ZC, and public hearings for that case will be held at a later date in front of the Hearings Officer and the City Council. (Please contact city planner Mark Moffett, (503) 823-7806 / Mark.Moffett@portlandoregon.gov, with questions about that case.)

Design review is required for exterior alterations that are visible from SW Terwilliger Blvd in the “d” overlay zone of the Terwilliger Design 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:

- 33.825 Design Review
- Terwilliger Parkway Design Guidelines

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 June 8, 2016 and determined to be complete on October 11, 2016.

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. 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

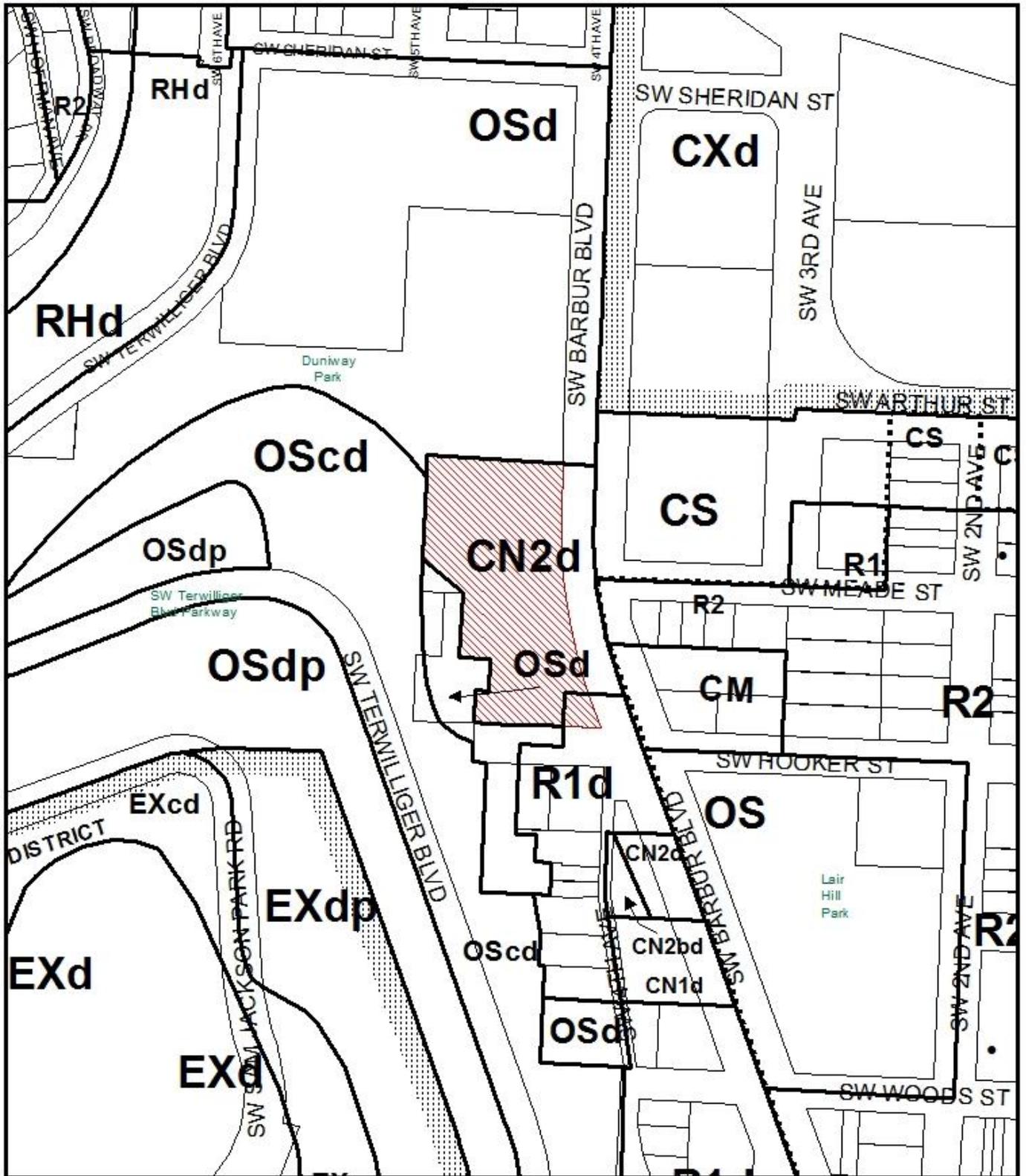
This public hearing will be cancelled if Portland Public Schools close due to inclement weather or other similar emergency. Check local television and radio reports for school closures. The hearing will be rescheduled for the earliest possible date. A renotification notice will not be sent. Please call 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) 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
Level 2 Floor Plan
Level 3 Floor Plan
Roof Plan
East & North Elevations
West & South Elevations



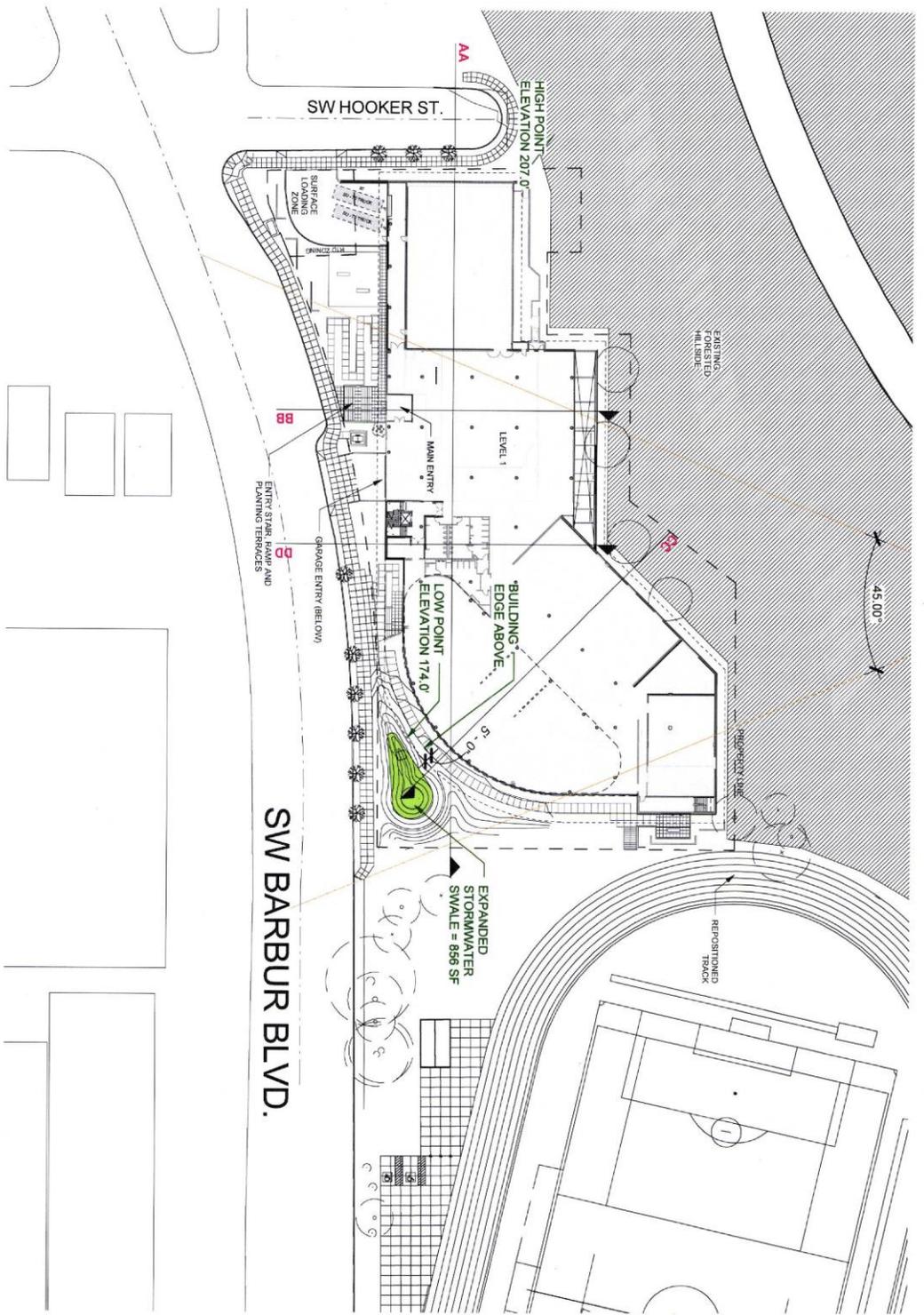
ZONING

-  Site
-  Historic Landmark



File No.	<u>LU 16-185068 DZ</u>
1/4 Section	<u>3328</u>
Scale	<u>1 inch = 200 feet</u>
State_Id	<u>1S1E09AA 2300</u>
Exhibit	<u>B</u> (Jun 13, 2016)

RUN OUR DREAM, LLC.
Bora



Site Plan
The Site

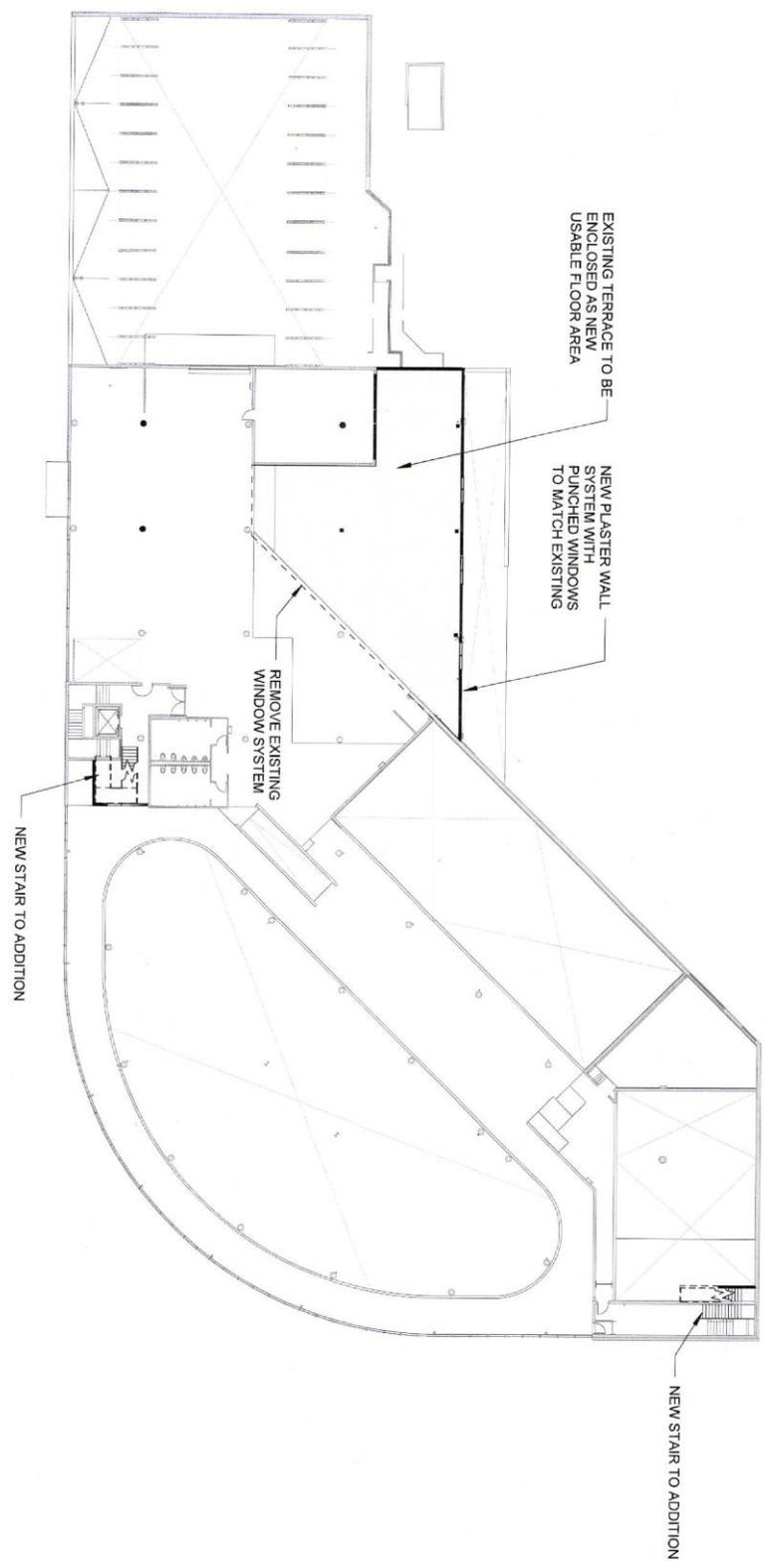
LU 16-185068 D2

exhibit C.14

Scale: N.T.S.
FILE # 16-143900-000-00-FA
October 7, 2015

APPROVED UNDER
LAND USE REVIEW
#LU 15-205150 D2M
NOVEMBER 16TH, 2015

RUN OUR DREAM, LLC.
Bora



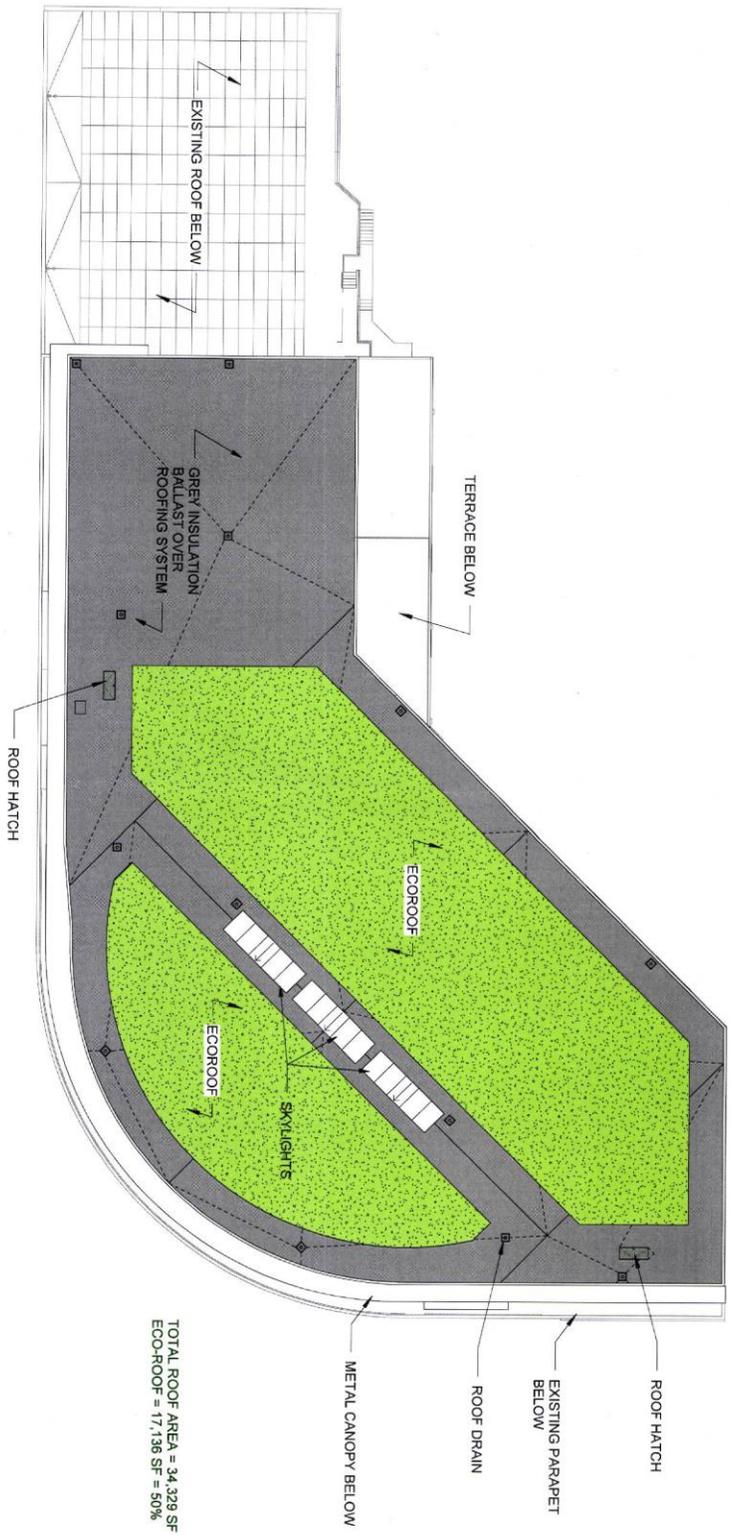
Level 2
Building Plans

CU 16-185068 D2

exhibit C.18

Scale: 1/32" = 1' 0"
FILE # 16-143900-000-00-EA
October 7, 2016

RUN OUR DREAM, LLC.
Bora



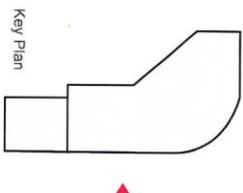
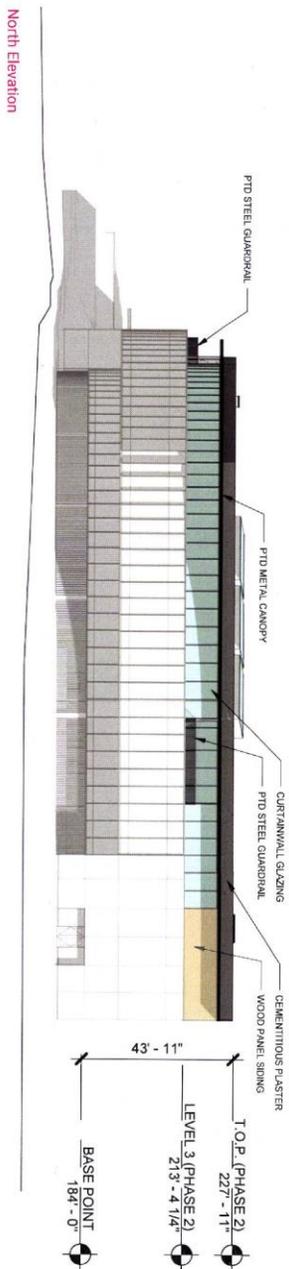
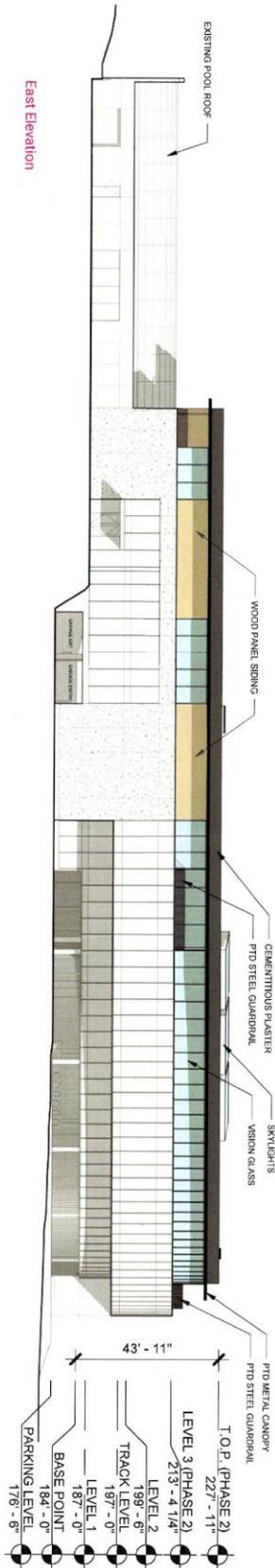
TOTAL ROOF AREA = 34,328 SF
ECO-ROOF = 17,136 SF = 50%

Roof Level
Building Plans

LU 16-185006 DZ exhibit C.20

FILE # 16-143500-000-00 EA
October 7, 2016

RUN OUR DREAM, LLC.
Bora



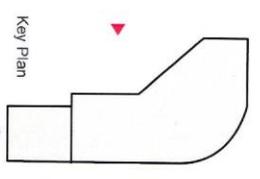
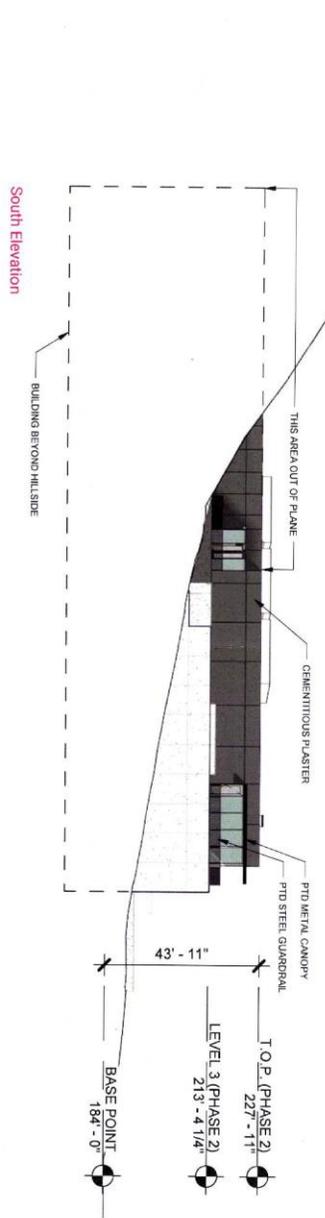
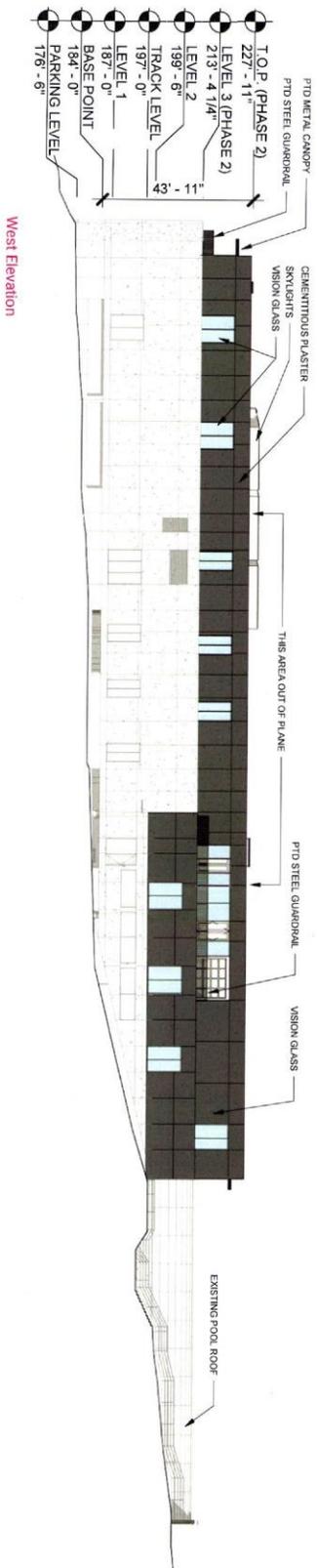
Scale: 1/32" = 1' 0"

FILE #16-143300-000-00-FA
October 7, 2016

exhibit C.25

LV 16-185068 DZ

Building Elevations



Scale: 1/32" = 1' 0"

FILE #16-143500-000-00-FA
October 7, 2016

Building Elevations

LU 16-185006 DZ