

**ORDER OF COUNCIL ON APPEAL OF
NORTHWEST DISTRICT ASSOCIATION AGAINST HISTORIC LANDMARKS
COMMISSION'S DECISION TO APPROVE WITH CONDITIONS THE APPLICATION OF GFV
ENTERPRISES, LLC, WILLIAM V. DEBELLIS AND SINGER PROPERTIES FOR AN 87-STALL
PARKING GARAGE AT 2311-2317 NW IRVING ST (HEARING; LU 08-121424 HDZM)**

Appeal of Northwest District Association against the Historic Landmarks Commission's decision to approve with conditions the application of GFV Enterprises LLC, William V. DeBellis and Singer Properties for an 87-stall parking garage at 2311-2317 NW Irving St (Hearing; LU 08-121424 HDZM)

Applicant: GFV Enterprises LLC
5829 SE Milwaukie Ave
Portland, OR 97202

William V. De Bellis
1911 SW Iowa
Portland, OR 97239

Singer Properties
416 NW Hermosa Blvd
Portland, OR 97210

Representative: Alan Jones, Holst Architecture
110 SE 8th Avenue
Portland, OR 97214

Site Address: 2311-2317 NW Irving Street

Legal Description: E 1/2 OF LOT 3&4 BLOCK 7, KINGS 2ND ADD; W 1/2 OF LOT 3&4 BLOCK 7, KINGS 2ND ADD; LOT 5 BLOCK 7, KINGS 2ND ADD

Tax Account No.: R452301120, R452301130, R452301140

State ID No.: 1N1E33BC 07000, 1N1E33BC 06900, 1N1E33BC 06800

Quarter Section: 2927

Neighborhood: Northwest District

District Coalition: Neighbors West/Northwest

Zoning: Multi-dwelling Residential and Storefront Commercial (R1,CS)

Case Type: Historic Design Review with Modification Requests (HDZM)

Proposal: The applicant is requesting Historic Design Review approval for an 87-stall parking garage with roof deck parking in the Historic Alphabet District. The garage is proposed on a 103-foot wide by 100-foot deep site, designated as a structured parking garage location per the Northwest District Plan (Location #1, Type B). A prior version of this project was approved by the Historic Landmarks Commission in 2006 (LU

06-132367 HDZM). It was subsequently appealed to the City Council. The application was ultimately withdrawn by the applicant before a final decision was rendered. The previous proposal was one story taller on the eastern half of the site, accommodating additional parking stalls for the garage, totaling of 105 spaces.

The proposed garage will be clad in brick and will front onto NW Irving Street. The eastern portion of the garage will be built to the sidewalk/property line; however, the western portion will be set back approximately 2' from the property line to allow for a wider pedestrian zone. Glazed storefront systems, wall sconces, canopies, and two pedestrian entrances are proposed at the garage's ground level. Street facing windows are proposed at the second level of the eastern portion of the garage, and a decorative open brick screen, topped with a painted steel guardrail, is proposed at the second level of the western portion of the garage. The western portion of the garage will contain a 30' wide opening that will allow for both ingress and egress at this location; two aluminum and glass overhead garage doors are planned for this opening.

One externally illuminated, projecting sign is proposed at the eastern portion of the garage. The proposal also includes several pedestrian safety features: audio and visual alarms, pedestrian safety signage, a traffic control exit gate, speed bumps, and detectable pavement. In addition, bike parking is planned at each level of the structure.

Modifications requested through Historic Design Review, PZC 33.846.070

1. Parking Stall Aisle Dimensions, 33.266.140 – reduce the required parking stall depth of 16-feet to 14'-4" for 34 parking stalls;
2. Ground Floor Windows, 33.130.230 – reduce the required 50% linear feet and 25% area requirement to 8% lineal feet and 9% area; and
3. Required Windows above Ground Floor, 33.562.240.C – waive the requirement for 15% window area of the street facing façade facing NW 23rd Avenue [above Papa Haydn].

Because the proposal is for new development in a Historic District, Historic Design Review is required.

Relevant Approval Criteria:

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

- Alphabet Historic District Design Guidelines
- Community Design Guidelines
- Section 33.846.070 Modifications Considered During Historic Design Review
- Oregon Statewide Planning Goals

The appeal hearing before the City Council was opened in the Council Chambers, 1221 SW 4th Avenue on October 8, 2008 at approximately 2:30 p.m. At the conclusion of the public hearing and after hearing public testimony, Council voted 4-1 to tentatively deny the appeal of the Northwest District Association and uphold, with the condition that Mr. Springer provide landscaping assistance and other related amenities to adjoining properties, the Historic Landmarks Commission's decision to approve with conditions the application of GFV Enterprises LLC, William V. DeBellis and Singer Properties for a maximum 87-stall parking garage at 2311-2317 NW Irving Street.

Based on evidence in the record and adoption of the City Council Findings, Conclusions and Final Decision as Council's findings in **Case File LU 08-121424 HDZM** and by this reference made a part of this Order, City Council hereby denies the appeal of the Northwest District Association with conditions and upholds the Historic Landmarks Commission's decision to approve with conditions the application of GFV Enterprises

LLC, William V. DeBellis and Singer Properties for a maximum 87-stall parking garage at 2311-2317 NW Irving Street.

DECISION

It is the decision of Council to:

- A. Deny the appeal of the Northwest District Association.
- B. Uphold the decision of the Historic Landmarks Commission and approve the applicant's proposal for a maximum 87-stall parking garage with roof deck parking in the Historic Alphabet District with the following Modification requests:
1. Parking Stall Aisle Dimensions, 33.266.140 – reduce the required parking stall depth of 16-feet to 14'-4" for 34 parking stalls;
 2. Ground Floor Windows, 33.130.230 – reduce the required 50% linear feet and 25% area requirement to 8% lineal feet and 9% area; and
 3. Required Windows above Ground Floor, 33.562.240.C – waive the requirement for 15% window area of the street facing façade facing NW 23rd Avenue [above Papa Haydn].
- C. The approvals are per Exhibits C.1-C-34, signed, stamped, and dated August 11, 2008, and are subject to the following conditions:
1. As part of the building permit application submittal, the following development-related conditions (1 – 2) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE- Case File LU 08-121424 HDZM. All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
 2. The applicant will install a landscape buffer on residential properties adjoining the site of the parking structure on the west and the north (Tax Lots R198452 and R198447), subject to the owner of the adjoining properties mailing to the applicant a certified letter to install such a landscape buffer along the property line within 6-months of the date of the Council's final order for this land use review approval. The landscape buffer shall consist of a minimum three-foot wide buffer along the lot line separating the residential properties from the site of the parking structure. The buffer shall consist of commercially reasonable plantings, including, but not limited to, trees, shrubs, grasses and/or perennial plantings. If requested, an irrigation system for the landscape buffer that is connected to the adjoining tax lot owner's water supply will also be provided by the applicant. The landscape buffer and irrigation system will be installed by the applicant prior to issuance of the final Certificate of Occupancy by the City.

IT IS SO ORDERED:
NOV 12 2008

Date

/S/Tom Potter

Mayor Tom Potter
Presiding Officer at Hearing of
November 5, 2008
2:00 p.m. Session