



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

Ted Wheeler, Mayor  
Rebecca Esau, Director  
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[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** October 11, 2018  
**To:** Interested Person  
**From:** Benjamin Nielsen, Land Use Services  
503-823-7812 / [Benjamin.Nielsen@portlandoregon.gov](mailto:Benjamin.Nielsen@portlandoregon.gov)

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

CASE FILE: LU 18-210124 DZM AD  
PC # 18-159281  
**Block 216**

REVIEW BY: Design Commission

WHEN: November 1, 2018 @ 1:30pm (start time may vary – see Design Commission agenda)

WHERE: 1900 SW Fourth Ave., Room 2500B  
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.

**Applicants/  
Representatives:** Phillip Beyl & Kyle Andersen | GBD Architects  
1120 NW Couch St., Suite 300 | Portland, OR 97209

**Owner:** Block 216 LLC  
920 SW 6th Ave, #223 | Portland, OR 97204

**Owner's  
Representative:** Brian Owendoff | BMO Commercial Real Estate LLC  
C/O A-1331 NW Lovejoy, Ste 775 | Portland, OR 97209

**Site Address:** **900-936 SW WASHINGTON ST**

**Legal Description:** BLOCK 216 LOT 1&2 LOT 7&8, PORTLAND; BLOCK 216 LOT 3&4, PORTLAND; BLOCK 216 LOT 5&6, PORTLAND

**Tax Account No.:** R667723140, R667723180, R667723200

**State ID No.:** 1N1E34CC 05900, 1N1E34CC 06100, 1N1E34CC 06000

**Quarter Section:** 3029

**Neighborhood:** Portland Downtown, contact Rani Boyle at [lut@portlanddowntownna.com](mailto:lut@portlanddowntownna.com).

**Business District:** Downtown Retail Council, contact at [lfrisch@portlandalliance.com](mailto:lfrisch@portlandalliance.com)

**District Coalition:** Neighbors West/Northwest, contact Mark Sieber at [mark@nwnw.org](mailto:mark@nwnw.org).

**Plan District:** Central City - West End  
**Zoning:** CXd – Central Commercial with Design Overlay

**Case Type:** DZM AD – Design Review with Modifications and concurrent Adjustment 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 applicants request Design Review for a proposed 35-story, 460-foot tall mixed-use building comprising approximately 846,500 SF in the West End Subdistrict of the Central City Plan District. The proposed building massing and program includes an 8-story podium, containing hotel event space and commercial office uses. A tower comprising the remainder of the 35-stories will sit atop the podium and is proposed to contain hotel, restaurant, bar, spa facility, private residences, and shared amenities for hotel and residential occupants.

On the ground floor, retail spaces are proposed at the southwest corner and along the length of SW 9<sup>th</sup> Ave, at a total of 13,000 SF. Separate office and residential lobbies are proposed along SW 10<sup>th</sup> Ave. A hotel lobby and bar are proposed at the NW corner of the building. An entrance to the underground parking garage and covered hotel drop-off area is proposed along SW Washington St. A loading dock is proposed along SW Alder St.

The proposal also includes proposed non-standard improvements in the right-of-way for the entire length of SW 9<sup>th</sup> Ave. These improvements include special paving, large planting areas and trees, non-standard lighting, and seating areas, among other components.

One Adjustment to use-related zoning code development standards is requested:

- 1) 33.510.263.B.2 – Parking and loading access standards. The applicants request the Adjustment to allow parking access from SW Washington St, which is classified as a Major City Bikeway, and to allow loading access from SW Alder St, which is also classified as a Major City Bikeway. Motor vehicle access to any parking area, loading area, or parking structure is not allowed from streets classified as a Major City Bikeway.

Four Modifications to site-related zoning code development standards is requested:

- 1) 33.266.100.F – Stacked Parking. The applicants request the Modification to allow some, unspecified number, of stacked parking spaces to function without an attendant. The standard requires an attendant to be present when the lot is in operation, except in cases where the spaces are used as tandem parking for individual dwelling units.
- 2) 33.266.220.C.3.b – Standards for all bicycle parking, Bicycle racks. The applicants request the Modification to allow wall-mounted, vertically-staggered long-term bicycle parking racks to provide spaces which are 6' tall by 1'-6" in width, rather than the required 2' width.
- 3) 33.510.215.B.5 – Required Building Lines, Standards for the Park Blocks. The applicants request the Modification to allow the building to extend to the street lot line for its full length along SW 9<sup>th</sup> Ave, instead of setting back at least 12 feet from the lot line for at least 75% of the lot line's length.
- 4) 33.510.243 – Ecoroofs. The applicants request the Modification to allow ecoroof to cover only 31% of the total building roof area, rather than 100% of the building roof area (minus allowed exceptions, such as mechanical equipment and uncovered common outdoor areas).

Design Review is required for proposed new development in the Central City Plan District, for proposed non-standard improvements in the right-of-way, and for requested Modifications to site-related zoning code development standards. Adjustment Review is required for requested Adjustments to use-related zoning code standards.

**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:

- Central City Fundamental Design Guidelines
- Oregon Statewide Planning Goals
- 33.805.040 – (Adjustments) Approval Criteria
- 33.825.040 – Modifications That Will Better Meet Design Review Requirements

Because one or more of the criteria listed above is an unacknowledged land use regulation, this proposal may also have to comply with applicable Statewide Planning Goals. The Statewide Planning Goals may be viewed at

[http://www.oregon.gov/LCD/pages/goals.aspx#Statewide\\_Planning\\_Goals](http://www.oregon.gov/LCD/pages/goals.aspx#Statewide_Planning_Goals)

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 July 27, 2018 and determined to be complete on September 24, 2018. Should the applicable city approval criteria become acknowledged during the course of the review, the proposal may no longer be required to demonstrate compliance with the Statewide Planning Goals.

**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. The Hearings Officer does not accept comments via e-mail. Please refer to the file number when seeking information or submitting testimony. Written comments must be received by the end of the hearing. Please note that all correspondence and testimony received will become part of the public record. The applicant and Bureau of Development Services 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 due the inclement weather or other similar emergency.

- Hearings Officer: This public hearing will be cancelled if the City of Portland is closed. Check local television or the City of Portland website ([www.portlandoregon.gov](http://www.portlandoregon.gov)) for closures. Contact the Hearings Office at 503-823-7307, for immediate information regarding cancellations or rescheduling.
- Design Commission, Historic Landmarks Commission or Adjustment Committee: 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. Please call the Bureau of Development Services at 503-823-7617, for information regarding cancellations or rescheduling.

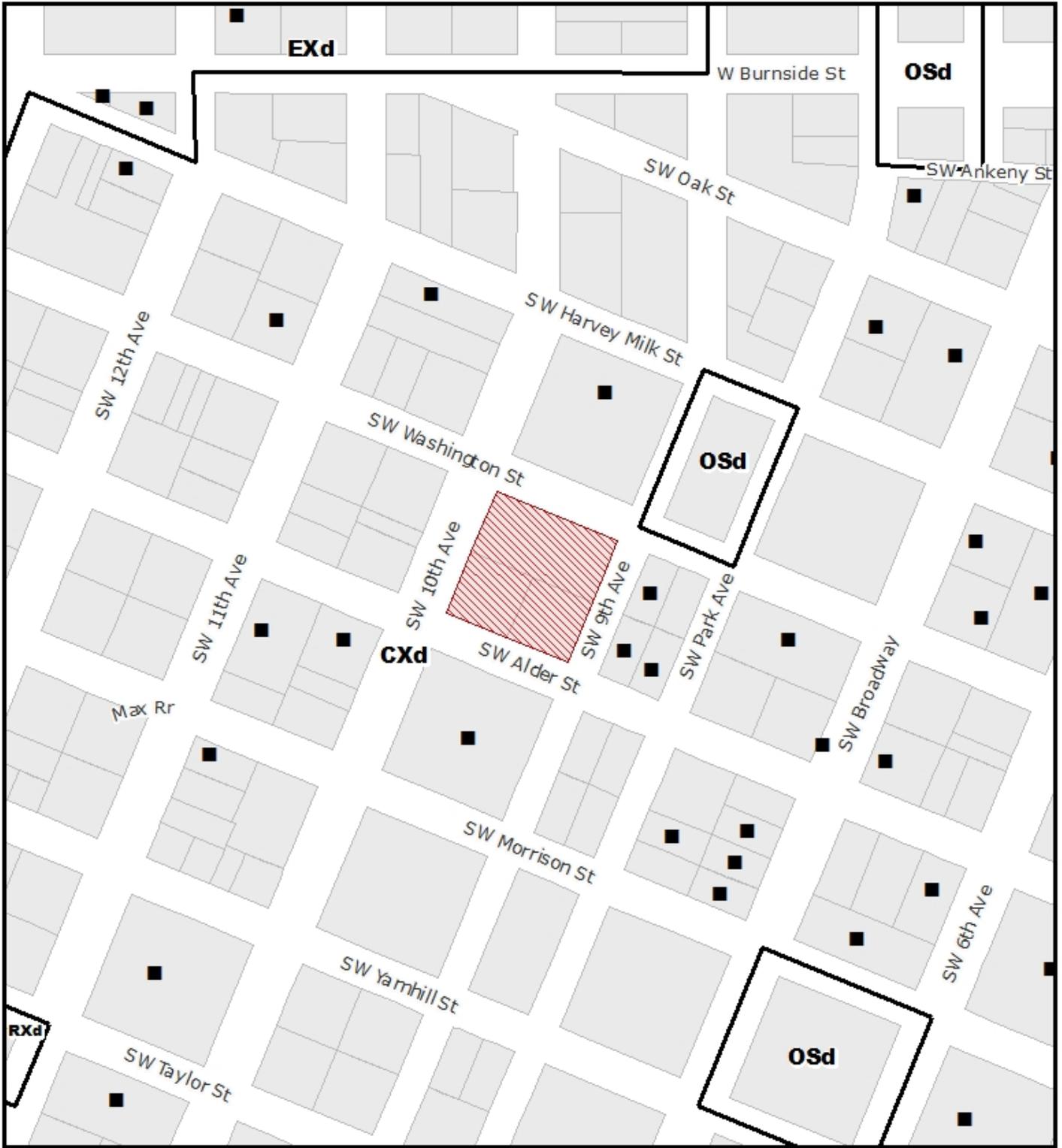
The hearing will be rescheduled for the earliest possible date. A renotification notice will not be sent.

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](http://www.trimet.org)) 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  
Floor Plan Level 01  
North and East Elevations  
South and West Elevations



# ZONING



THIS SITE LIES WITHIN THE:  
CENTRAL CITY PLAN DISTRICT  
WEST END SUBDISTRICT



Site



Historic Landmark

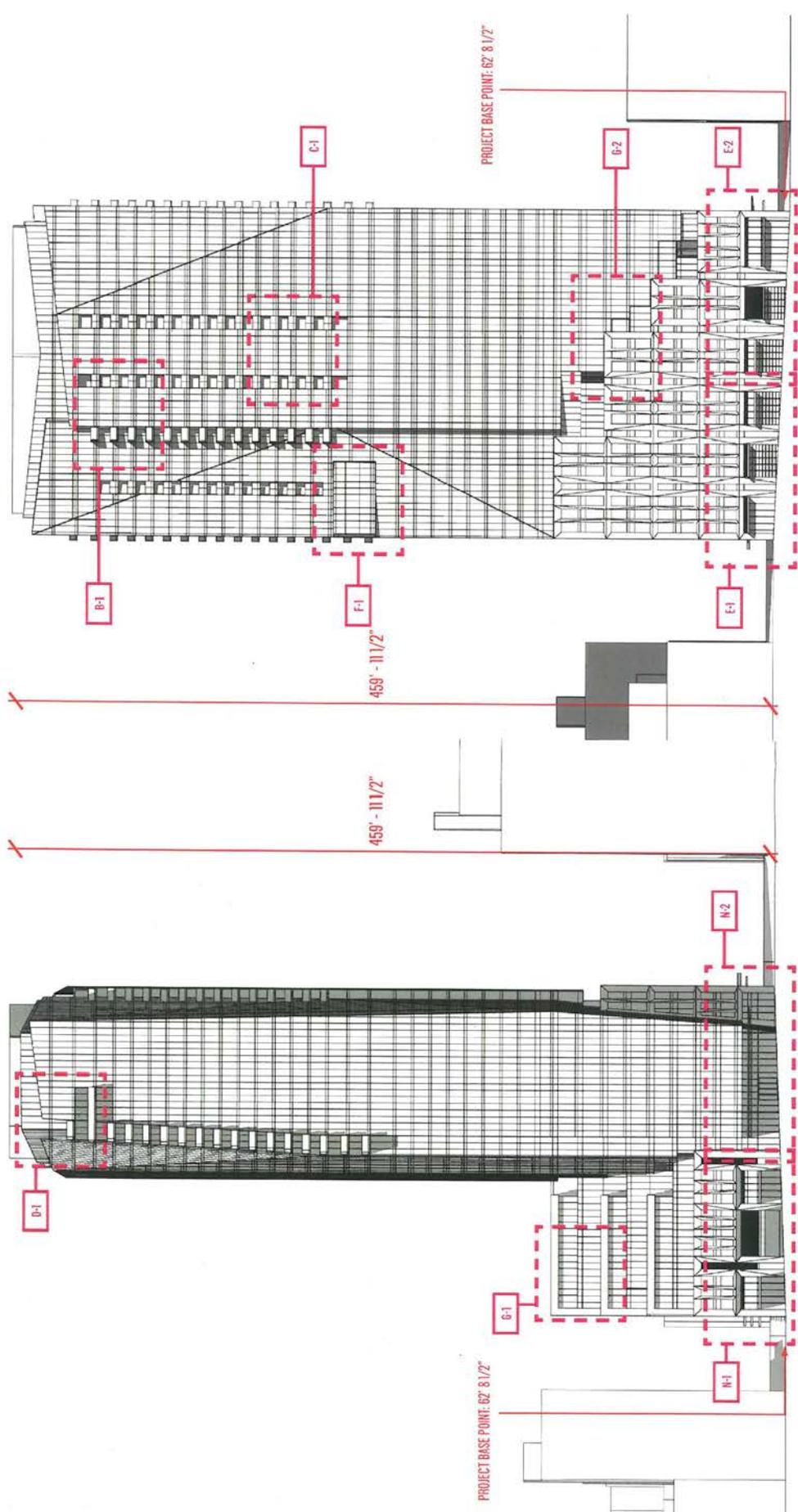
File No.	LU 18-210124 DZM AD
1/4 Section	3029
Scale	1 inch = 200 feet
State ID	1N1E34CC 5900
Exhibit	B Sep 25, 2018



LP: 52' - 8 1/2"  
PROJECT BASE POINT: 62' - 8 1/2" - LP + 10' - 0"

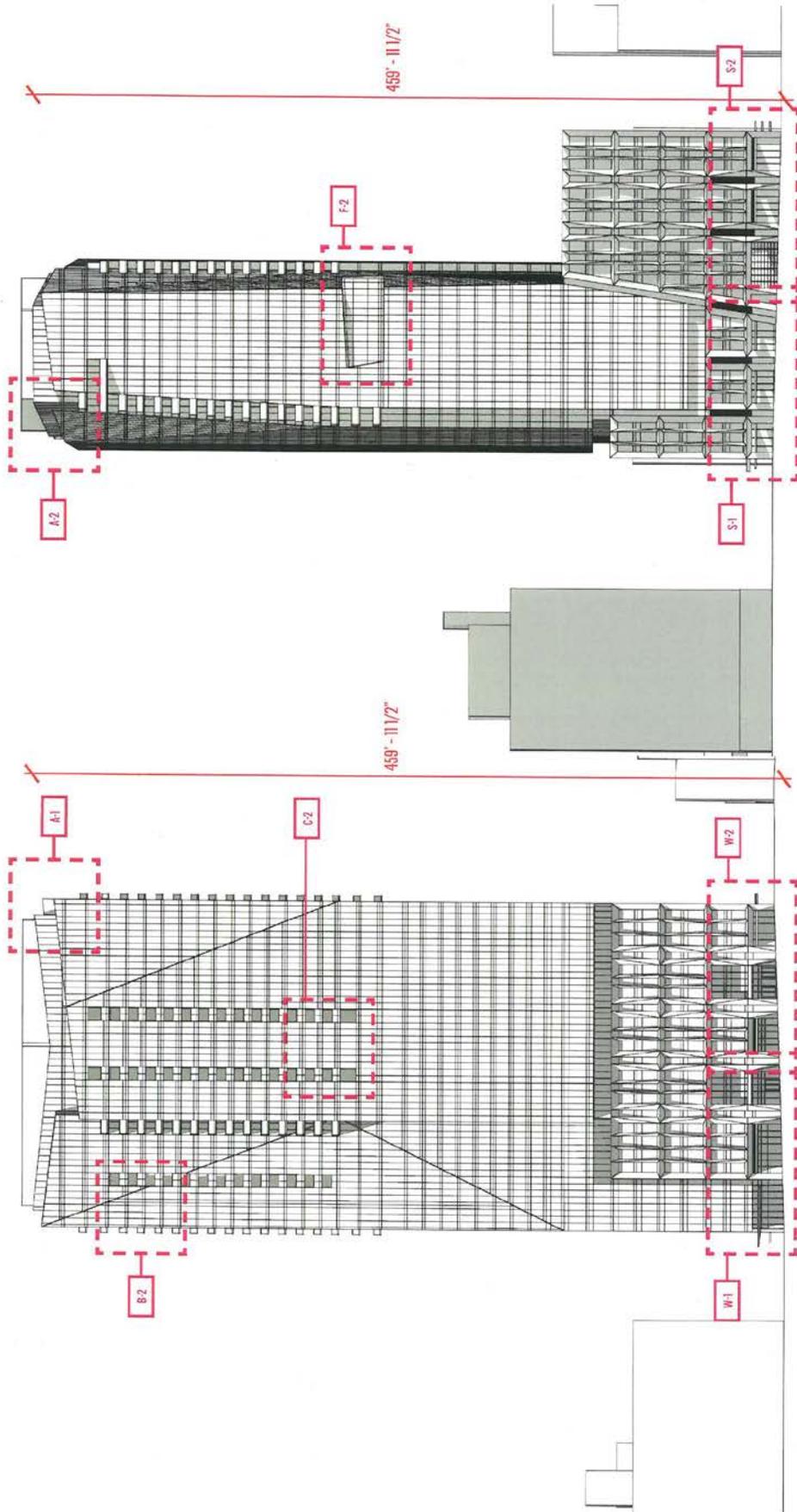
FLOOR PLAN | LEVEL 01

LU 18-210124 DZM AD



EAST ELEVATION

NORTH ELEVATION



SOUTH ELEVATION

WEST ELEVATION

LU 18-210124 DZM AD