



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

Ted Wheeler, Mayor
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-6983
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: February 11, 2019
To: Interested Person
From: Hillary Adam, Land Use Services
503-823-3581 / Hillary.Adam@portlandoregon.gov

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

CASE FILE: LU 18-198009 HRM AD – Rothko Pavilion
PC # 18-132564
REVIEW BY: Historic Landmarks Commission
WHEN: March 11, 2019 @ 1:30pm
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: Timothy Eddy, Architect 503-227-4860 / teddy@henneberyeddy.com
Hennebery Eddy Architects
921 SW Washington Suite 250
Portland, OR 97205

Owner: Gareth Nevitt, Representative
Portland Art Museum
1219 SW Park Ave
Portland, OR 97205

Site Address: 1119 SW Park Avenue and 1219 SW Park Avenue

Legal Description: BLOCK 222 LOT 1-3 INC PT VAC ST LOT 4&5 LOT 6-8, PORTLAND;
BLOCK 223 INC VAC ST LOT 1&8 LOT 2-7, PORTLAND

Tax Account No.: R667723710, R667723870
State ID No.: 1S1E04AA 06300, 1S1E04AA 06400
Quarter Section: 3128

Neighborhood: Portland Downtown, contact Rani Boyle at 503-725-9979.
Business District: None
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Plan District: Central City - Downtown

Other Designations: 1219 SW Park Avenue – Historic Landmark, individually listed on the National Register of Historic Places on December 31, 1974. 1119 SW Park Avenue – Local Landmark, designated by City Council Ordinance #130831 on May 6, 1970.

Zoning: RXd – Central Residential with Design and Historic Resource Protection overlay

Case Type: HRM AD – Historic Resource Review with Modifications and Adjustments
Procedure: Type III, with a public hearing before the Historic Landmarks Commission. The decision of the Historic Landmarks Commission can be appealed to City Council.

Proposal:

Type III Historic Resource Review for new additions to the Portland Art Museum, including a 4-story glazed entry pavilion within the vacated portion of SW Madison Street connecting the two existing brick buildings and a 2-story glazed loading bay and 2nd floor gallery at the south end of the property along SW Jefferson. The proposal includes a new paved loading area along the SW Jefferson right-of-way and an open-air pedestrian passageway beneath the northern end of the pavilion connecting SW Park and SW 10th Avenues. Non-standard improvements, consisting of alternate pavers, are proposed within the rights-of-way along SW Park and SW 10th Avenues.

The following Modifications are requested:

1. 33.266.130.C.1 – to allow vehicle area between a building and a street;
2. 33.266.210.A.2 – to increase the distance between short term bicycle parking and the primary entrances from 50' to 88' from the SW Park Avenue entrance and to 140' at the SW 10th Avenue entrance;
3. 33.266.310.E – to reduce the amount of required landscape screening adjacent to the loading space from 5' of L2 to 0';
4. 33.510.220 – to reduce the amount of ground floor windows from the required 50% of the length (l) and 25% of the area (a) to: 0% (l) and 0% (a) along SW Jefferson; approximately 26% (l) and 20% (a) along SW 10th; approximately 2% (l) and 4% (a) along SW Main; approximately 18% (l) and 12% (a) along SW Park; and approximately 16% (l) and 16% (a) along the south façade of the north building, facing the pedestrian accessway; and
5. 33.210.225.C – to reduce the ground floor active use requirement from 50% to 0% along SW Jefferson, from 50% to 10.5% along SW 10th at the south block and to 0% on the north block, and from 50% to 8.4% along SW Main.

The following Adjustments are requested:

1. 33.510.263.G.6.c – to allow vehicular access on SW 10th Avenue; and
2. 33.266.310.C.2.c – to reduce the number of required loading spaces from 2 Standard A spaces to 1 Standard A space.

Relevant Approval Criteria:

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

- 33.846.060.G Other approval criteria
- Central City Fundamental Design Guidelines
- 33.846.070 Modifications Considered During Historic Resource Review
- 33.805.040 [Adjustment] Approval criteria

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 5, 2018 and determined to be complete on December 31, 2018.

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. 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. Historic Landmarks 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 Historic Landmarks 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 Historic Landmarks 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 Historic Landmarks 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 Historic Landmarks 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 Historic Landmarks 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) 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.

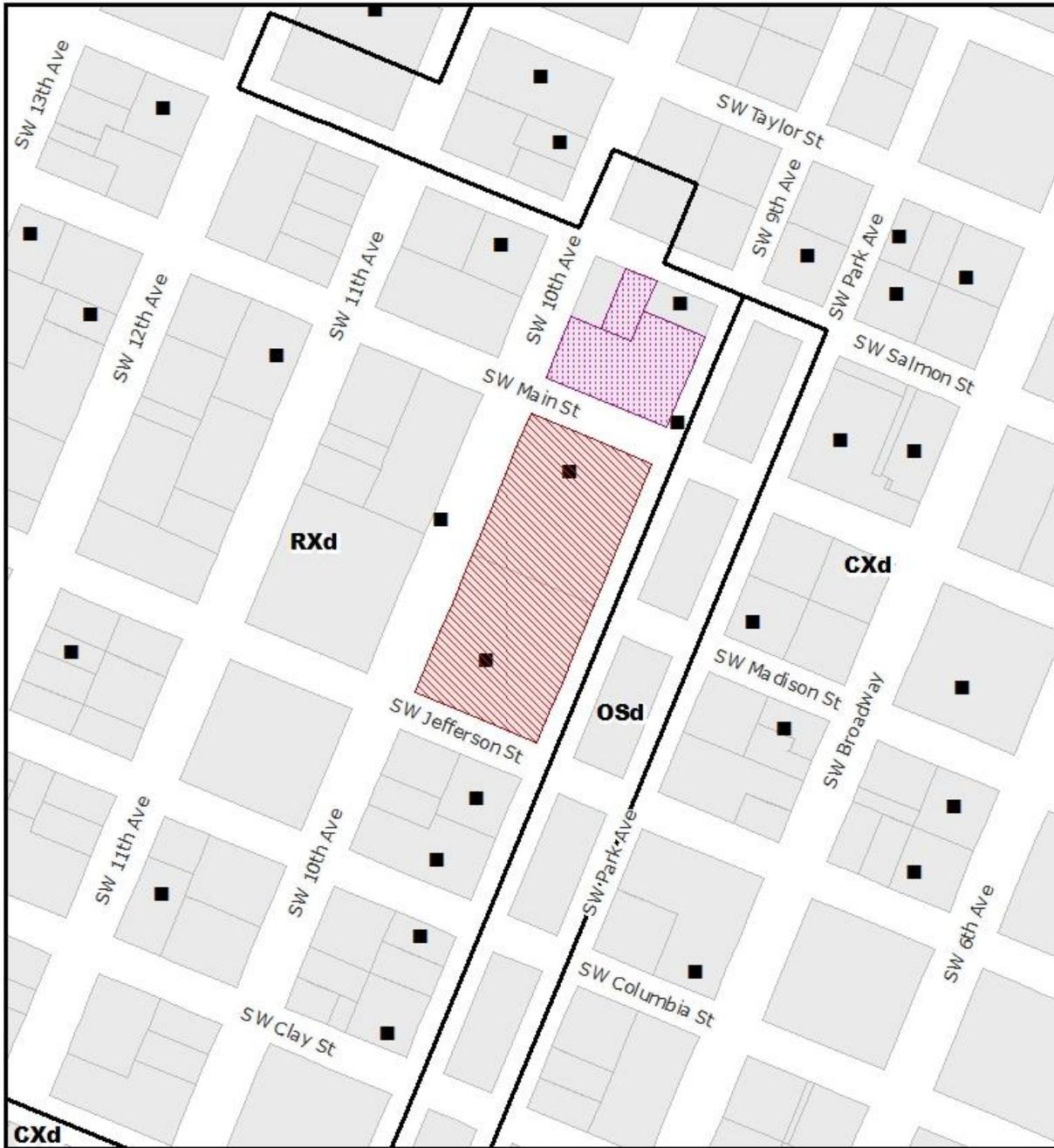
The hearing will be rescheduled for the earliest possible date. A renotification notice will not be sent.

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) 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



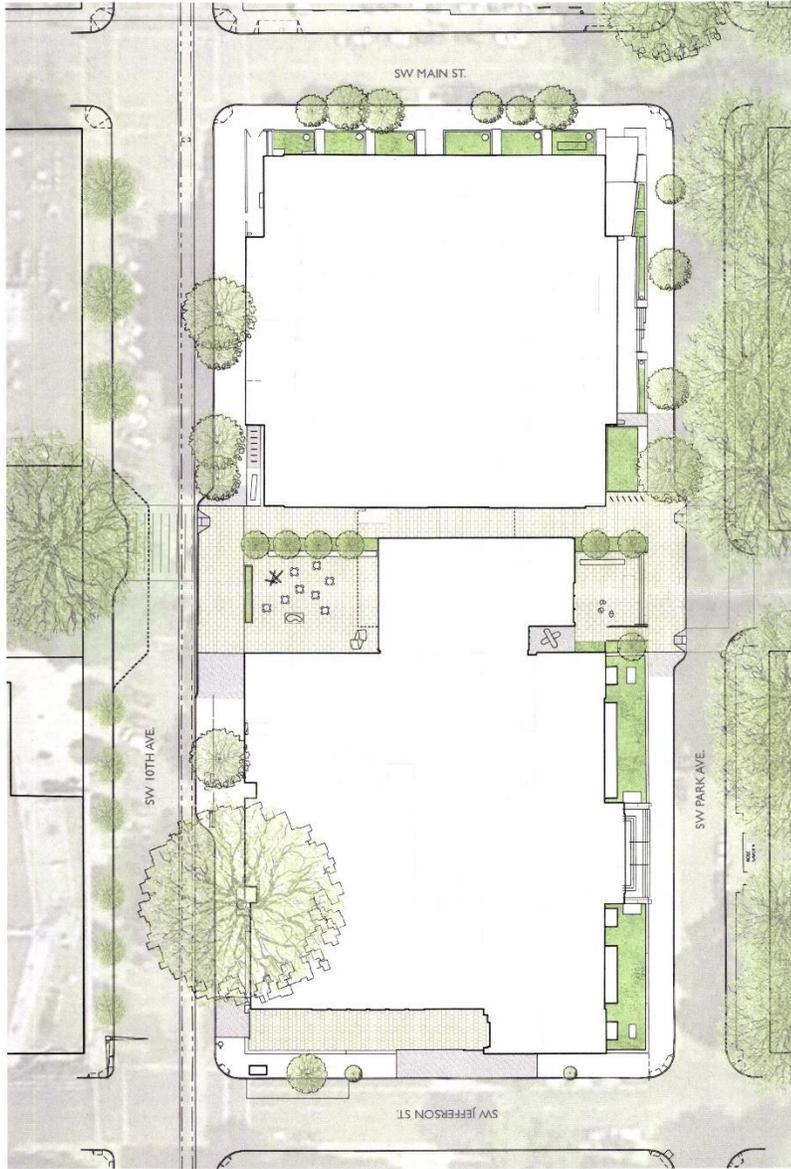
ZONING 
NORTH

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

-  Site
-  Also Owned Parcels
-  Historic Landmark

File No.	LU 18-198009 HRM AD
1/4 Section	3128
Scale	1 inch = 200 feet
State ID	1S1E04AA 6400
Exhibit	B Dec 07, 2018

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LU 18-198009 HRM AD

SITE PLAN
C_0.06

ROTHKO PAVILION | LU 18-198009 HR AD | LU 18-197999 CU | DEC. 07, 2018



Hennerty Eddy Architects

C
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_ EAST ELEVATION



_ WEST ELEVATION

BIM 360
Portland Art Museum - Rothko Pavilion/18008 - PAM-Central.rvt
12/12/2018
10:00:10 AM

LU 18-198009 HRM AD

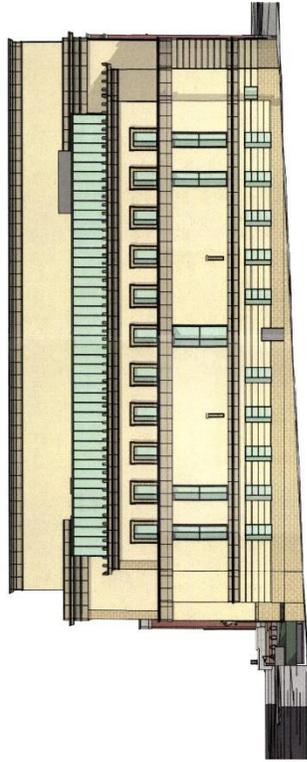


Hennebery Eddy
Architects
VINCI HAMP
ARCHITECTS

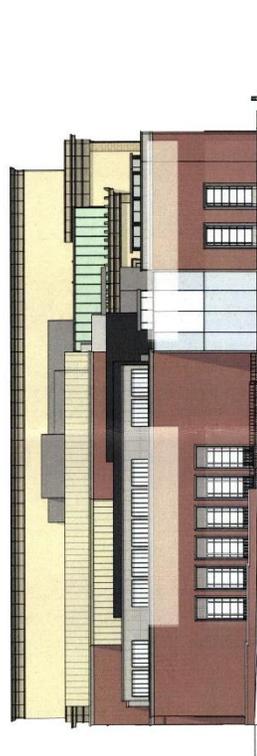
ROTHKO PAVILION | LU 18-198009 HR AD | LU 18-197999 CU | DEC. 07, 2018

ELEVATIONS
C_3.01

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_NORTH ELEVATION



_SOUTH ELEVATION

BIM 350://Portland Art Museum - Rothko Pavilion/18008 - PM-Central.VT
12/12/2018 10:00:50 AM



VINCI HAMP ARCHITECTS

Hennebery Eddy Architects

ROTHKO PAVILION | LU 18-198009 HR AD | LU 18-197999 CU | DEC. 07, 2018

ELEVATIONS
C_3.02

LU 18-198009 HRM AD