



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

Date: December 19, 2019

From: Hannah Bryant, Land Use Services
503-823-5353 / Hannah.Bryant@portlandoregon.gov

REQUEST FOR RESPONSE

Case File: LU 19-248595 DZ
Pre-App: PC # 19-169717

This notice is being sent to all service and technical review agencies for their input on the proposal described below. Neighborhood Associations also receive this advance notice via e-mail. Your timely response, as indicated below, will help the assigned planner determine if applicable approval criteria can be met, or what conditions might be required.

- The approval criteria are listed below. Although we are interested in any comments you may have, please consider your response in terms of these criteria.
- All agencies are encouraged to use this as an opportunity to inform the applicant of any additional requirements that may be imposed by your agency during building permit phase – especially those that would significantly affect the proposal.
- Please note in your response which requirements are specifically associated with the applicable land use review approval criteria, and which requirements you have the independent authority to impose at time of building permits.
- Neighborhood Associations are encouraged to submit comments by the deadline noted below. To comment, you may write to Hannah Bryant at 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201. You can also e-mail your comments to me at my e-mail address identified above. After the staff report is published, please submit your comments to the Design Commission at 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201 and fax them to 503-823-5630.

The Bureau of Development Services recommendation will be published ten days before the scheduled hearing date. You will also receive a Notice of Public Hearing for this proposal, with hearing date and time confirmed, mailed twenty days prior to the hearing.

- **Please send your response to BDS no later than: January 9, 2020 – 21 days after the date of this RFR** (If I receive comments after this date, I may not have enough time to include them in the staff report).
- **We must publish our report by: January 27, 2020**
- **A public hearing before the Design Commission is tentatively scheduled for February 6, 2020; 1:30pm**

Applicant: Michael Cline | RDH Building Science
5331 SW Macadam Ave #314
Portland, OR 97239

Owner: Hoyt Commons Condominiums Owners' Association
333 SW 5th Ave #200
Portland, OR 97205

Representative: Shane Lewis | CWD Group
1310 NW Naito Parkway #112A
Portland, OR 97209

Site Address: **618 NW 12TH AVE**

Legal Description: GENERAL COMMON ELEMENTS, HOYT COMMONS CONDOMINIUMS
Tax Account No.: R405820006
State ID No.: 1N1E34BC 70000
Quarter Section: 2928
Neighborhood: Pearl District, contact planning@pearldistrict.org.
Business District: Pearl District Business Association, contact at info@explorethepearl.com
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
Plan District: Central City - Pearl District
Other Designations: None
Zoning: EXd, Central Employment with a 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:

Type III Design Review for a proposed renovation of the exterior façade above the brick base. Includes the removal of all failing EIFS, windows, doors and balcony railings and replacement with new rain screen stucco, fiberglass windows, new doors, sidelights and railings. No new FAR or changes to development area are proposed. Non-exempt exterior alterations are subject to Design Review in Central City.

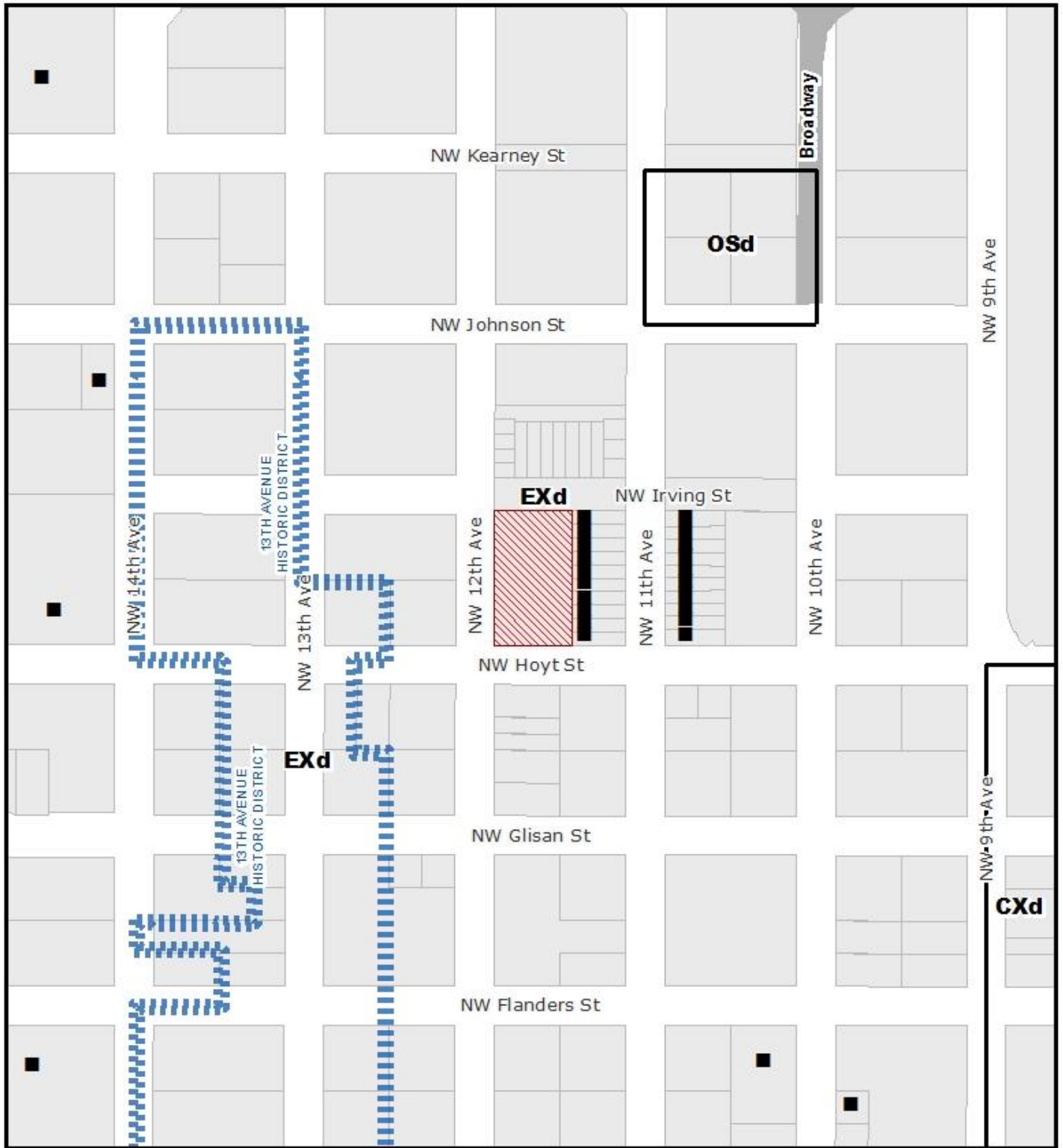
Approval Criteria:

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*
- *River District Design Guidelines*
- *Oregon 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 filed, provided that the application is complete at the time of filing, or complete within 180 days. This application was filed on November 4, 2019 and determined to be complete on December 13, 2019.

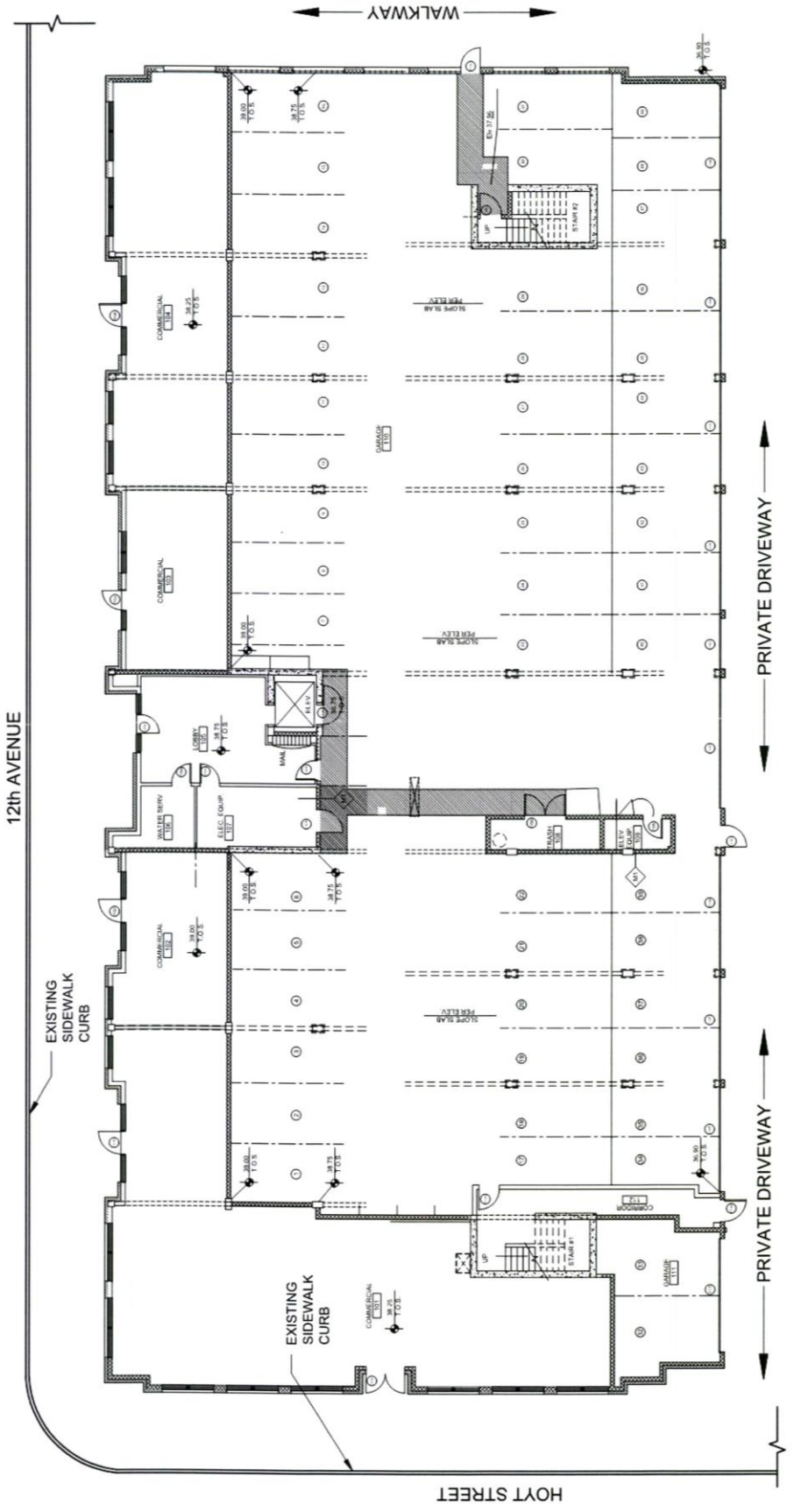
Enclosures: Zoning Map, Site Plan



ZONING 
 CENTRAL CITY PLAN DISTRICT
 PEARL SUB DISTRICT

-  Site
-  Historic Landmark
-  Bridge

File No.	LU 19 - 248595 DZ
1/4 Section	2928
Scale	1 inch = 200 feet
State ID	1N1E34BC 70000
Exhibit	B Nov 06, 2019



1 1ST FLOOR PLAN/SITE PLAN

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

FOR REFERENCE ONLY - NO WORK PROPOSED AT THIS LEVEL

