



City of Portland, Oregon
Bureau of Development Services
Land Use Services

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner
Paul L. Scarlett, Director
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www.portlandoregon.gov/bds

Date: November 18, 2013

From: Hillary Adam, Land Use Services
503-823-3581 / Hillary.Adam@portlandoregon.gov

REQUEST FOR RESPONSE

Case File: LU 13-211645 DZM – 11th & Jefferson Apartments
Pre App: EA 13-154618 PC, EA 13-165538 DA

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 Hillary Adam at 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201. You can also fax your comments to me at (503) 823-5630. 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: December 16, 2013.**
- **We must publish our report by: December 30, 2013**
- **A public hearing before the Design Commission is tentatively scheduled for January 9, 2013 @ 1:30 pm**

Applicant: Steve Poland / Ankrom Moison Associated Architects
6720 SW Macadam, Suite 100 / Portland, OR 97219

Owners: Peter Wenner / Ph Portland Jefferson LLC
100 N City Parkway Suite 1700 / Las Vegas, NV 89106

Barbara Shaw / City Of Portland Housing Bureau
421 SW 6th Ave Suite 500 / Portland, OR 97204

Site Address: 1101-1139 SW JEFFERSON ST

Legal Description: BLOCK 263 LOT 3-6 TL 5300, PORTLAND
Tax Account No.: R667729200, R667729200
State ID No.: 1S1E04AA 05300, 1S1E04AA 05300
Quarter Section: 3128
Neighborhood: Portland Downtown, contact Jennifer Geske at 503-750-9843.
Business District: None
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
Plan District: Central City, Downtown Subdistrict, West End Subarea
Zoning: RXd – Central Residential with Design overlay
Case Type: DZM – Design Review with Modification requests
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 proposes a new 15-story building with 195 residential units, 13,000 square feet of commercial space, two levels of underground parking for 94 vehicles, a central bicycle storage room to accommodate 300 bicycles, one loading space accessed from SW 12th Avenue, and a common roof deck and community room on the 15th floor. A total of 197,368 gross square feet of floor area is proposed, for a total FAR of 11.7:1, with the 3.7:1 FAR over the 8:1 base FAR earned through the Large Dwelling Unit and Below Grade Parking bonus options in the Central City Plan District. Proposed exterior materials include brick, thin masonry cladding, two shades of metal panel, fiberglass windows, painted steel balconies, and metal panel canopies

Three modifications to the Zoning Code standards are requested:

1. 33.130.230 *Ground Floor Windows* to reduce the required window length from 39 feet to 28 feet;
2. 33.266.310.D *Size of loading spaces* to reduce the required length and clearance of the Standard A loading space from 35 feet to 31 feet and from 13 feet to approximately 12 feet, respectively; and
3. 33.266.220.C *Standards for all bicycle parking* to reduce the bicycle parking space width from the required 2 feet to 14.76 inches for all 300 required long-term bicycle parking spaces.

Design Review is required because the proposal is for a new building in the Central City Plan 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:

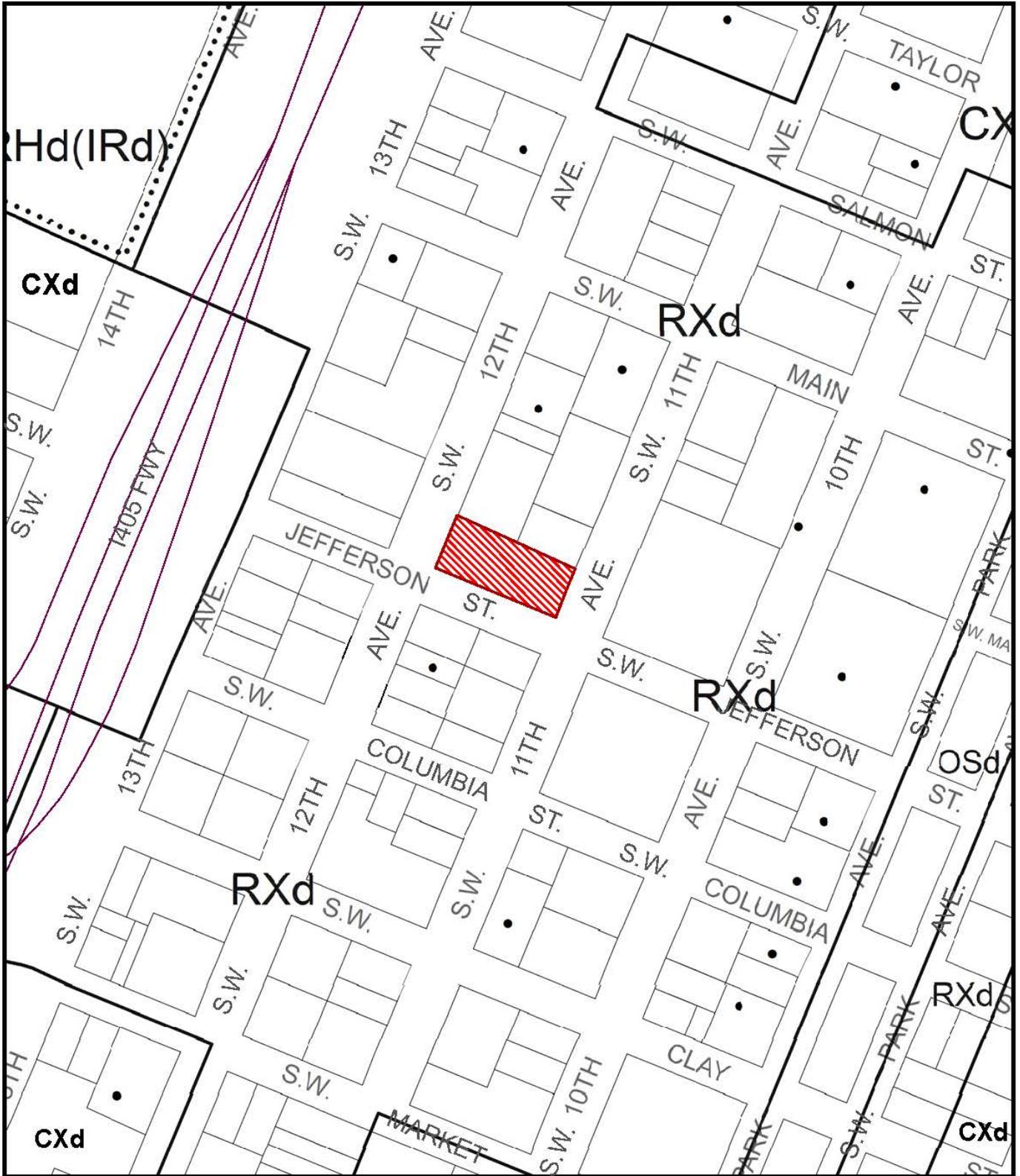
- Central City Fundamental Design Guidelines
- 33.825.040 Modifications That Will Better Meet Design Review Requirements

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 October 1, 2013 and determined to be complete on November 13, 2013.

It is important to submit all evidence to the Design Commission. City Council will not accept additional evidence if there is an appeal of this proposal.

Enclosures:
Zoning Map

Ground Level Plan showing SW 11th Avenue Lobby
Ground Level Plan showing SW 12th Avenue Garage Access & Loading
South Elevation
West & East Elevations
North Elevation



ZONING



Site

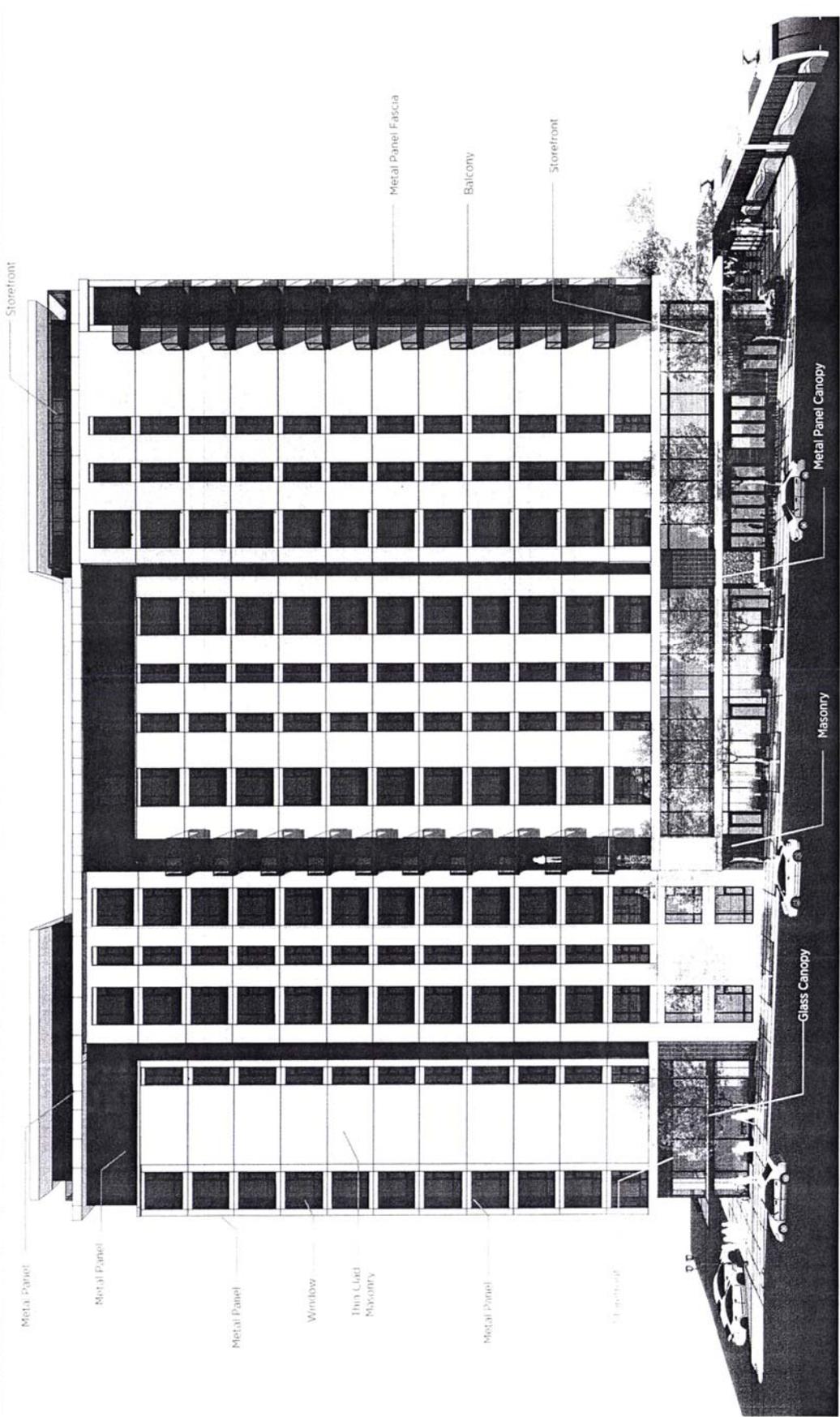


Historic Landmark



This site lies within the:
CENTRAL CITY PLAN DISTRICT
DOWNTOWN - WEST END

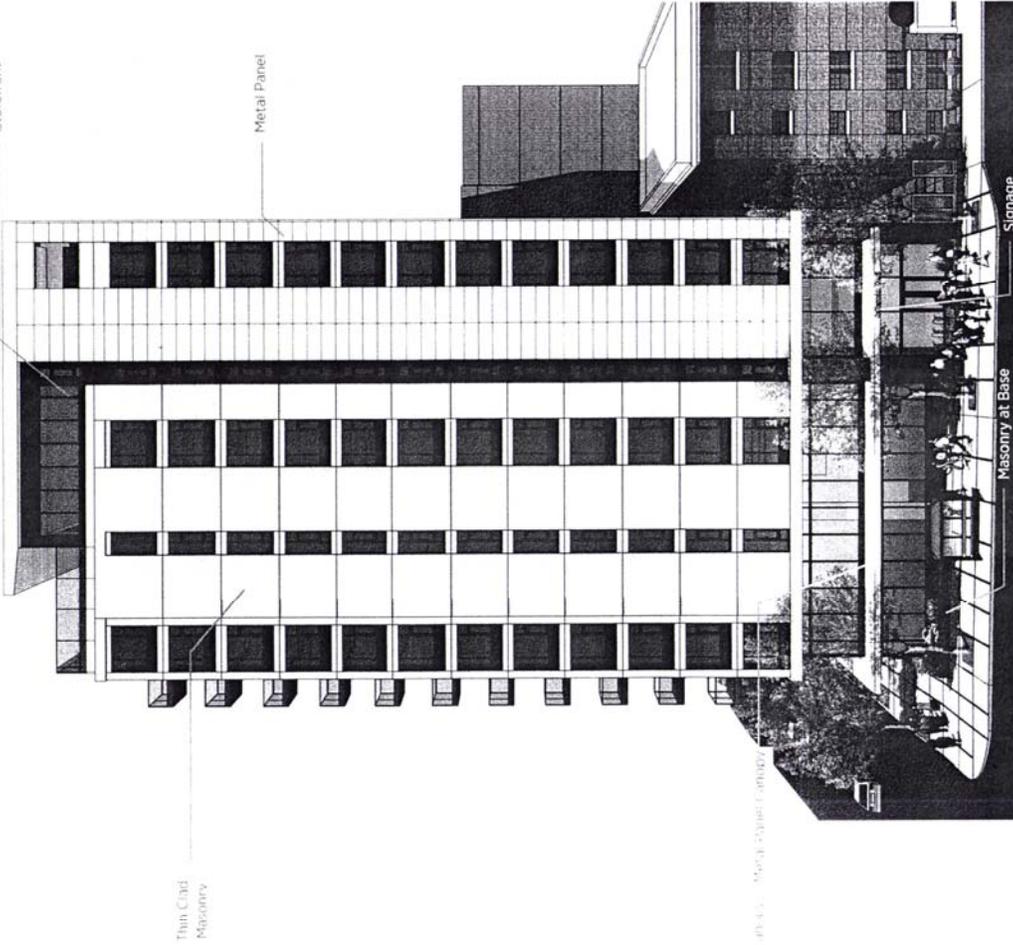
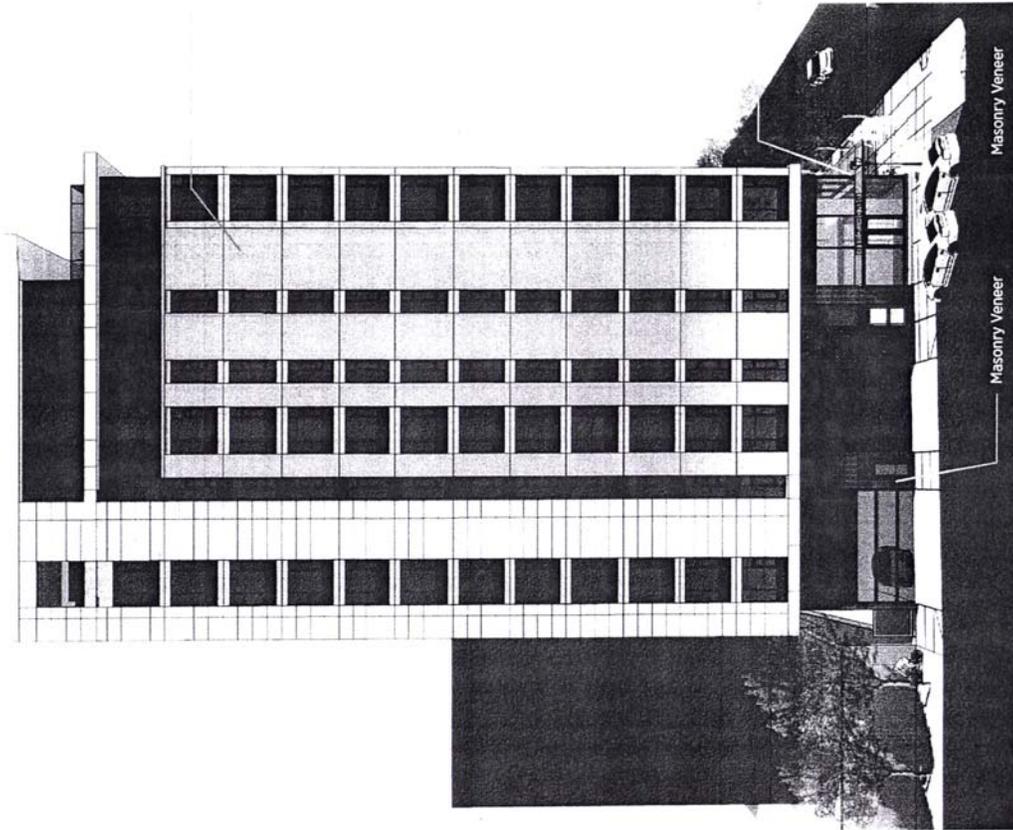
File No. LU 13-211645 DZM
 1/4 Section 3128
 Scale 1 inch = 200 feet
 State_Id 1S1E04AA 5300
 Exhibit B (Oct 04, 2013)



LU13-211645DZM

11TH & JEFFERSON APARTMENTS / PORTLAND, OR

West & East Elevations C.47



LU 13-211645DZM

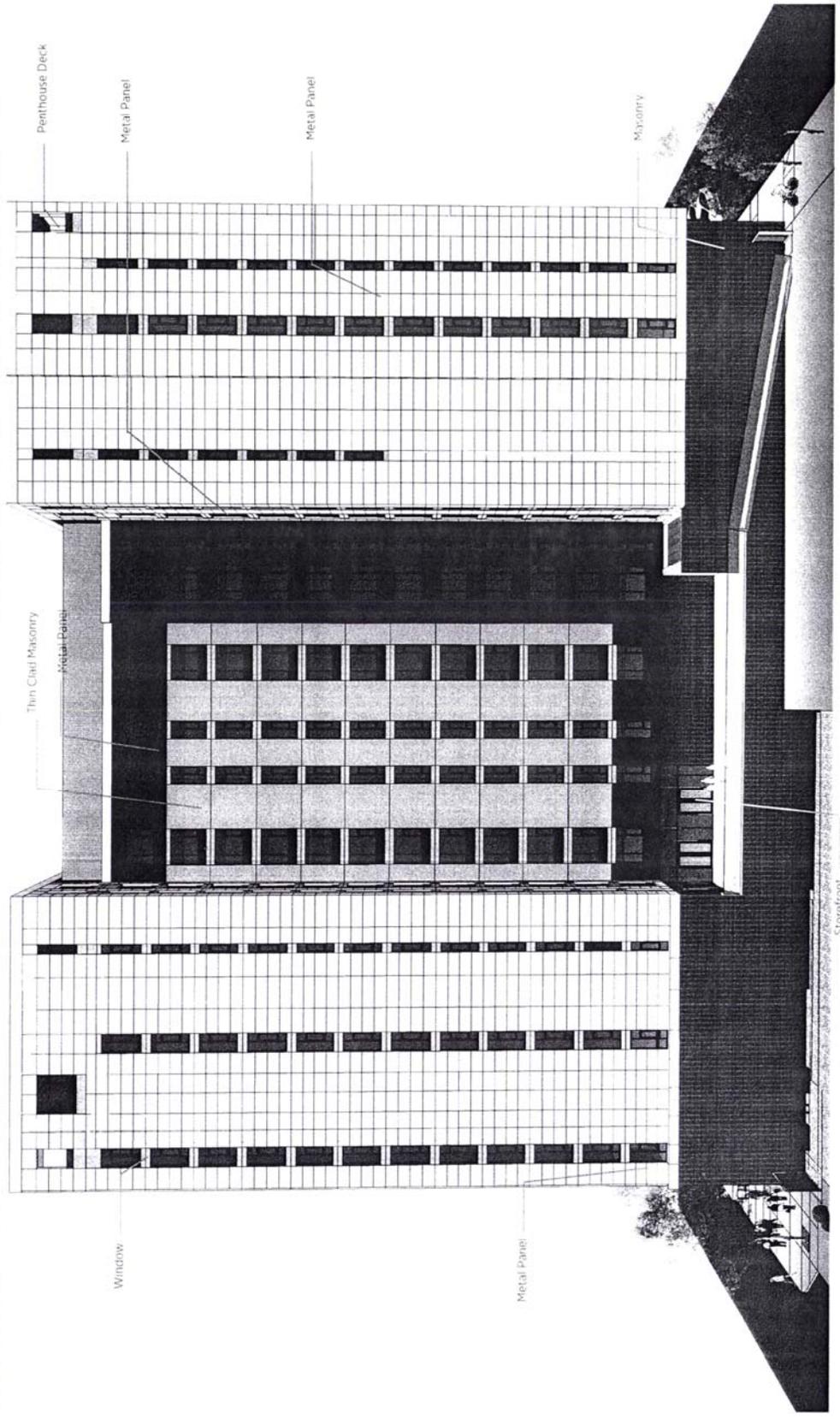
DESIGN REVIEW EXHIBITS
OCTOBER 01, 2013

THE MOLASKY GROUP OF COMPANIES
ANKROM MOISAN ARCHITECTS, INC.



11TH & JEFFERSON APARTMENTS / PORTLAND, OR

North Elevation C.48



LU 13-211645DZM

DESIGN REVIEW EXHIBITS
OCTOBER 01, 2013

THE MOLASKY GROUP OF COMPANIES
ANKROM MOISAN ARCHITECTS, INC.

