



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

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**MEMORANDUM**

**Date:** September 3, 2015  
**To:** Portland Design Commission  
**From:** Staci Monroe, City Planner  
503-823-0624, [staci.monroe@portlandoregon.gov](mailto:staci.monroe@portlandoregon.gov)  
**Re:** September 10, 2015 Design Commission Agenda Item  
LU 15-169591 DZM AD MS - NW 11<sup>th</sup> & Hoyt

Please find attached plans for the NW 11<sup>th</sup> & Hoyt development proposed in the River sub district of the Central City. This is the first time the Design Commission will see the project, which can be summarized as:

- 14-story, 153' tall building - 45' above 100' base height via residential bonus FAR earned and additional 8' requested through Housing Height Bonus discretionary review)
- 10.7:1 FAR proposed - 3:1 above 6:1 base FAR earned for floor area committed to housing and additional 2:1 FAR requested to be transferred to the site via the Central City Master Plan)
- 102 apartments and approximately 1,500 SF of retail
- Parking for 52 vehicles - majority in a mechanized parking system accessed off NW Hoyt
- 155 bike parking spaces for tenants (bike racks for visitors in sidewalk via Bike Fund)
- Outdoor terraces along the south end and Juliette balconies for some of the 2nd & 14th floor units
- Building exterior finishes include brick, pre-cast concrete, metal panel, and aluminum storefront and vinyl windows
- Modifications - 1) type & amount of ground floor windows, 2) amount of ground floor active use, 3) bike parking width, 4) location of loading and 5) rooftop element height projections.
- Adjustment request to reduce number of loading spaces from 2 to 1.

Staff has identified outstanding concerns with the current proposal, which are discussed in detail in the Staff Report (see boxed areas) and is not recommending approval at this time. Resolution of the identified items is critical to meeting the approval criteria to warrant approval. The outstanding issues to be resolved are related to:

1. **Activating the building facades and further accentuating the upper facades.**
2. **Integrating the design of the rooftop elements and screen enclosure.**
3. **Quality of the ground level on Hoyt frontage.**
4. **Public benefit for the transferred 2:1 FAR.**

The project has been evaluated against approval criteria of the Central City Fundamental and the River District Design Guidelines, and Sections 33.825.040 (Modifications), 33.805.040 (Adjustment), 33.510.210.E (Bonus Height) and 33.510.255 (Central City Master Plan). Please contact me at 503.823.0624 with any questions or concerns.

Attachments: Staff Report dated 8/31/15  
Project Plans dated 8/19/15  
Letter from Project Team regarding RACC involvement dated 8/26/15