

CITY OF PORTLAND, OREGON



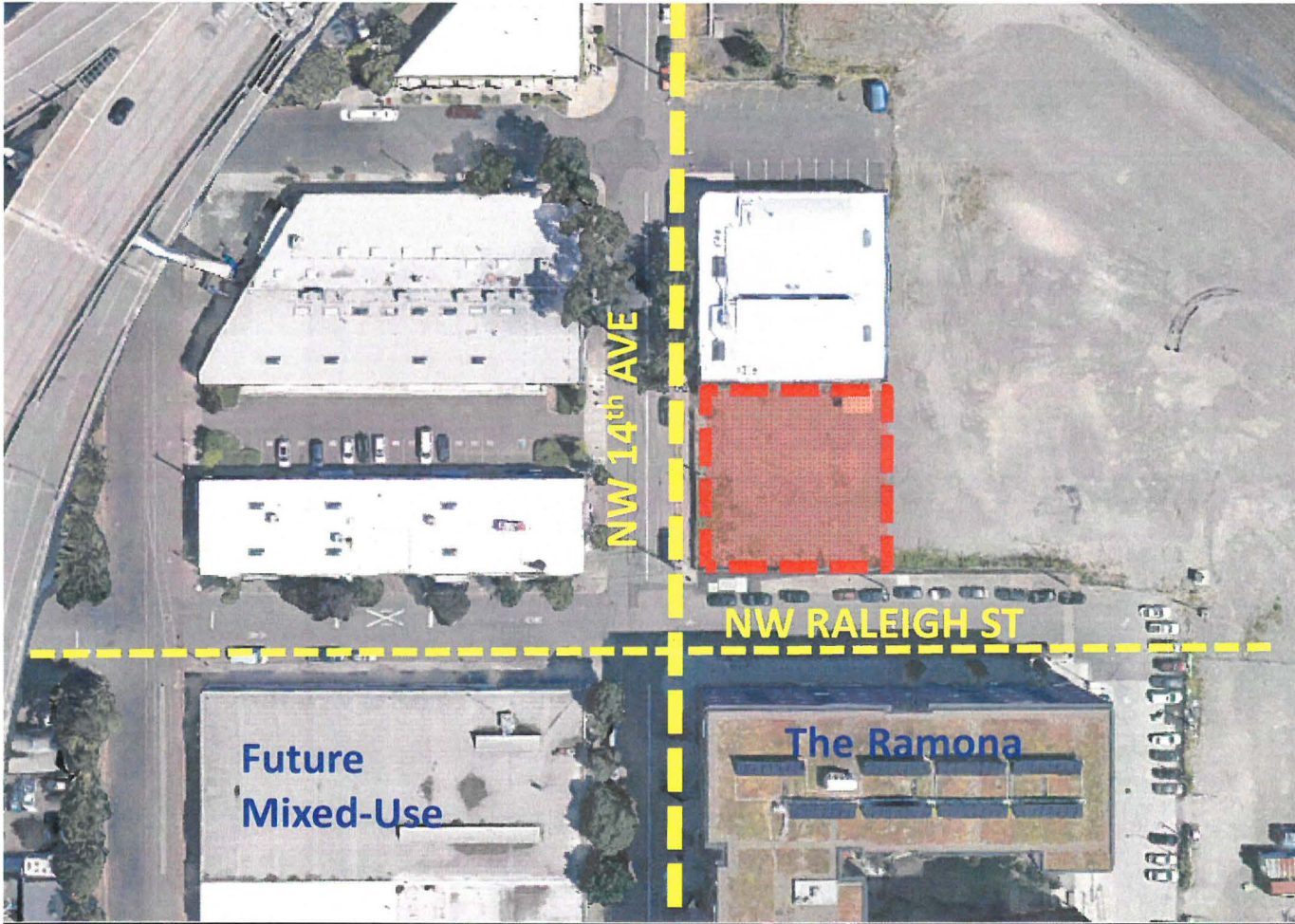
**Bureau of
Development
Services** FROM CONCEPT
TO CONSTRUCTION

Land Use Review Appeal to
City Council

Appeal of Design Commission Decision of Approval
16-197257 DZM

NW14th & Raleigh

November 23, 2016



SITE

Site Area

¼ block (10,000 SF)

Existing Condition

Surface Parking Lot

Street Frontages

NW 14th - W

NW Raleigh - S

Plan Districts

Central City Plan District/ River District Subdistrict/North Pearl Subarea

Approval Criteria

Central City Fundamental / River District Design Guidelines





CONTEXT

Looking at the SW corner of site from NW 14th





CONTEXT

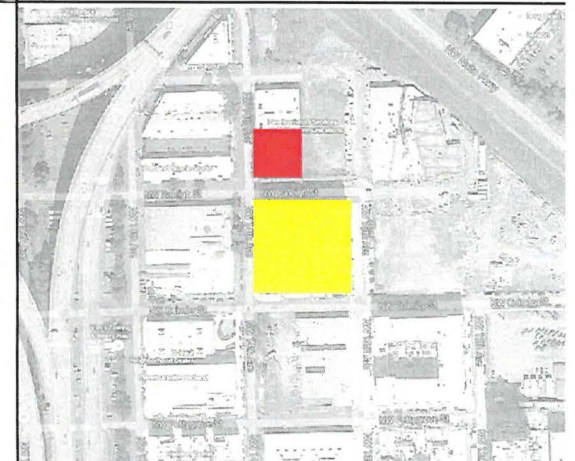
Looking at the SW corner of site from NW Raleigh





CONTEXT

The Ramona - 2008
6-story, brick, affordable housing for Pearl Family
Housing

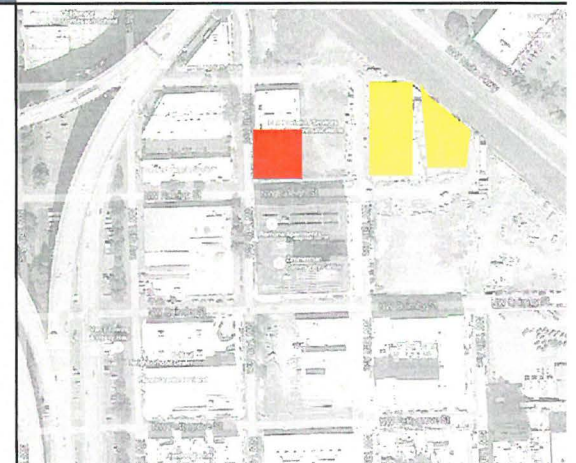




CONTEXT

The Abigail - 2013

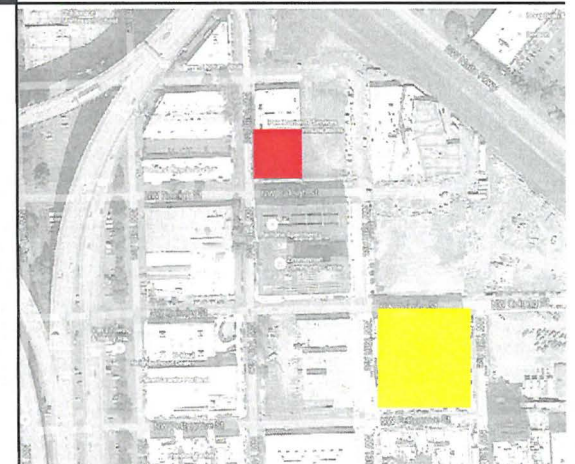
6-story, brick & metal panel, affordable housing built for Bridge housing





CONTEXT

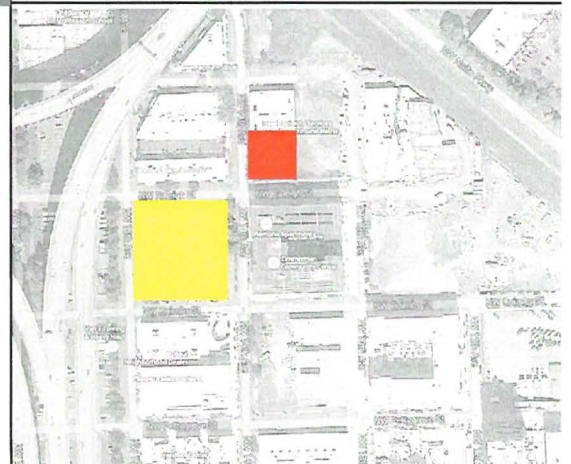
The Parker - 2012
6-story, brick w/ metal infill, multi-family housing

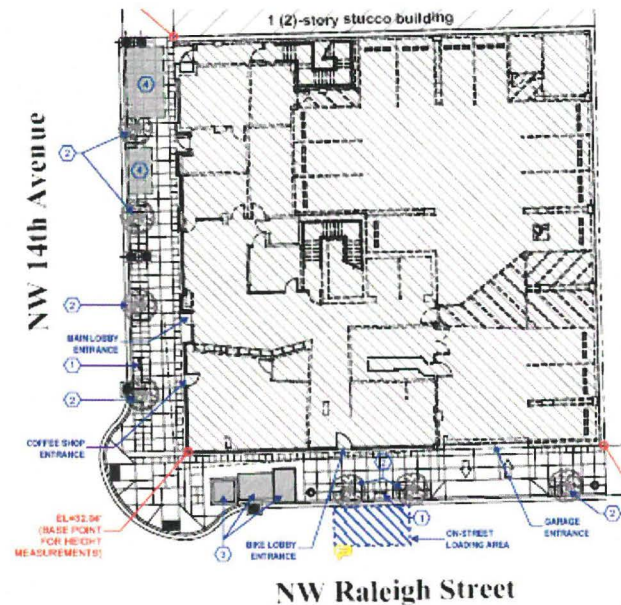




CONTEXT

The Broadstone Reveal – Under permitting
7-story, brick base w/ metal, mixed-use





DESIGN REVIEW

Proposal

- 12- stories
- 93 affordable units
- Retail (corner)
- 15 auto parking
- 1 loading space

Height *

- 129'-8" top of parapet
 - 100' allowed
 - 29'-8" thru Mod. Review

FAR *

- 10.52:1 proposed
 - 4:1 allowed
 - 5:1 bonus
 - 1.52:1 HR transfer

*** Exceptional requests beyond base zoning.**

Additional Review Criteria

Modification Review

A. Better meets design guidelines.

The resulting development will better meet the applicable design guidelines; and

B. Purpose of the standard.

On balance, the proposal will be consistent with the purpose of the standard for which a modification is requested.

Exception Review

Meet the design guidelines.

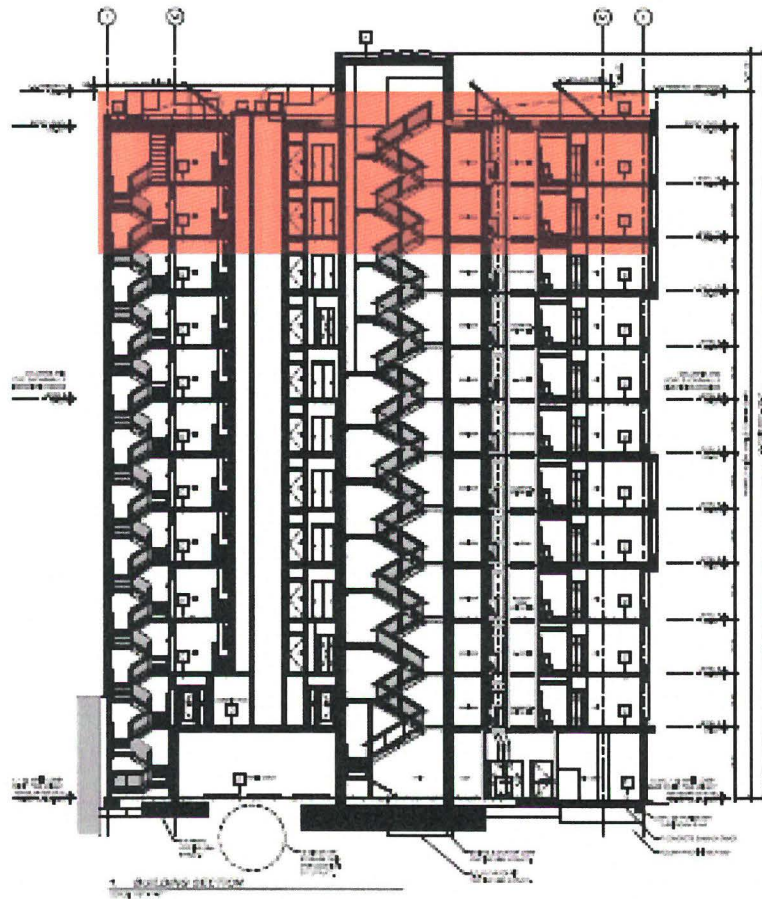
The resulting development will meet the applicable design guidelines.

ADDITIONAL REVIEWS

4 Modifications

Oriel Window Exception





~~129'-8"~~
proposed

~~100'~~
allowed

ADDITIONAL REVIEWS

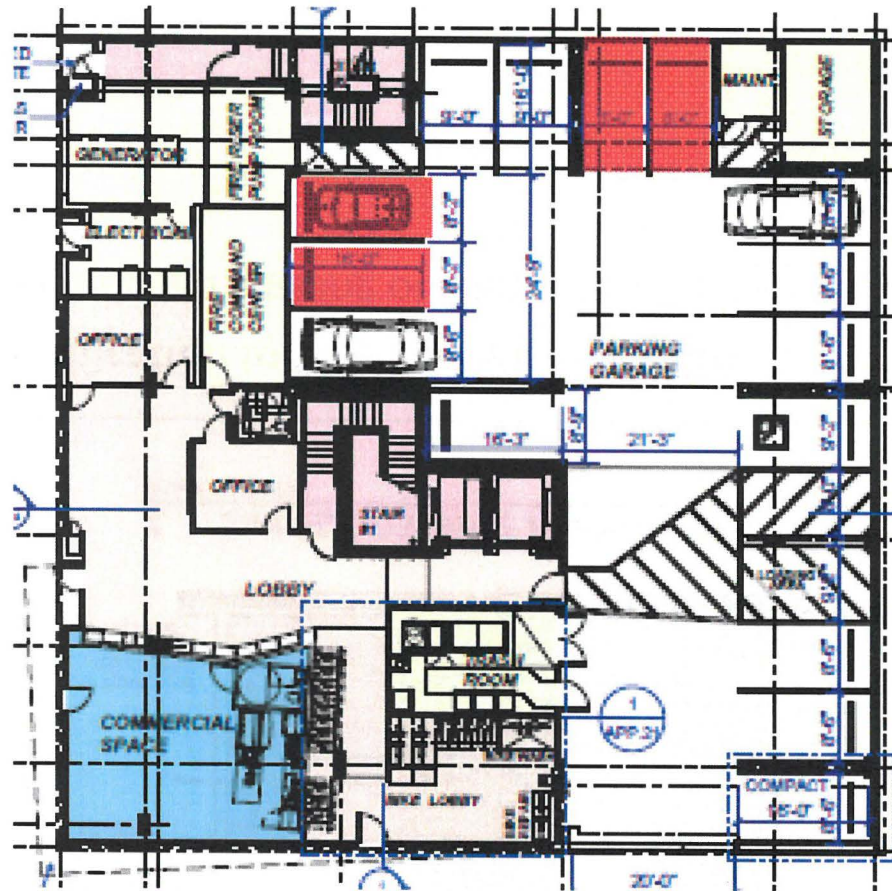
#1 - Modification to Height *

Allowed: 100' base height

Proposed: An additional 29'-8", for a total height of 129'-8".

* *Exceptional request beyond base zoning.*



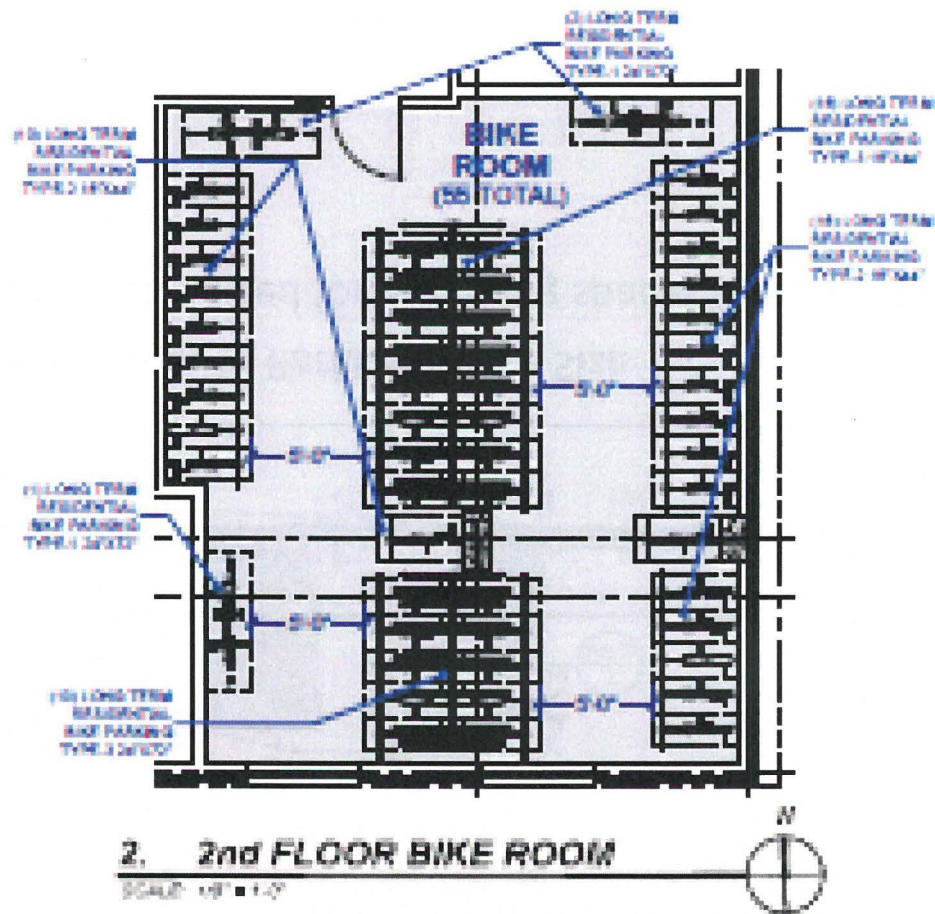


ADDITIONAL REVIEWS

#2 - Modification to Parking Space Size

To allow reduced sized for 4 parking spaces (no parking spaces are required).



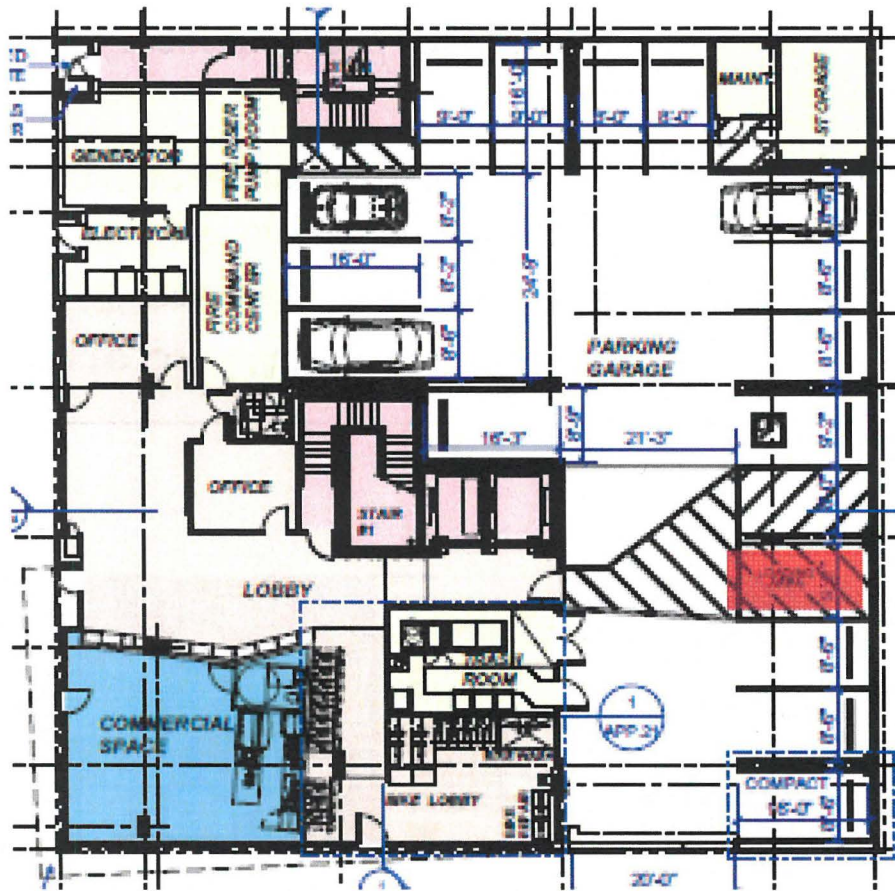


ADDITIONAL REVIEWS

#3 - Modification to Bike Parking Space Size

To allow reduced spacing of wall mounted bike racks.





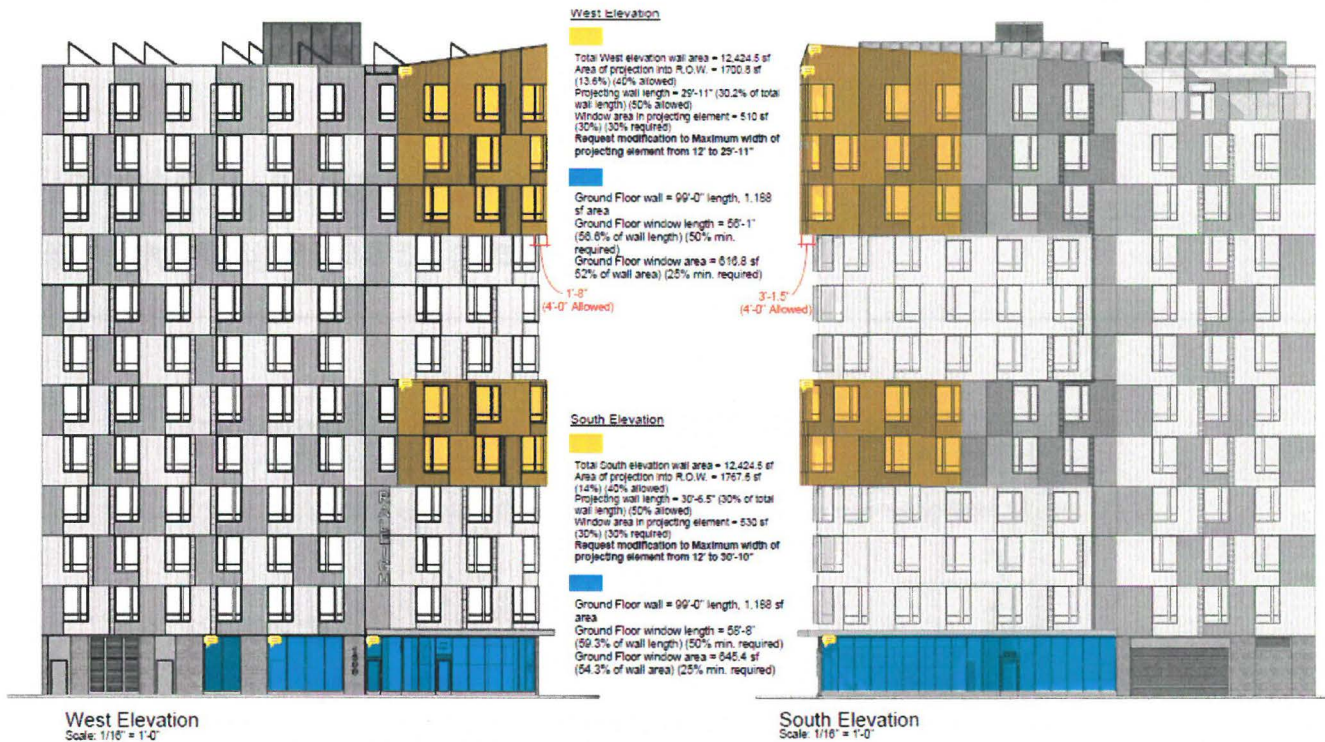
ADDITIONAL REVIEWS

#4 - Modification to Loading Space Size

To allow a reduced size loading.



ADDITIONAL REVIEWS



Exception to Oriel Window Projections

Allowed: 12' max width for oriel windows

Proposal: 29'-11½" on NW 14th Ave

31'-4" on NW Raleigh

* *Exceptional request beyond base zoning.*



Voluntary Reviews – 3 DAR’s

- April 7, 2016 – 1st Design Advice Meeting
 - Feedback – concerns with ground floor, materials, coherency, and contextual response.
- May 12, 2016 – 2nd Design Advice Meeting
 - Feedback – concerns as before.
- June 6, 2016 – 3rd Design Advice Meeting, Subcommittee
 - Feedback – concerns as before.

Required Review - Design Review,

Optional reviews – 4 Modification and 1 Exception Requests

- September 22, 2016 – Type 3 Design Review hearing
 - Conditions of Approval A-I – added so proposal would meet the Design Guidelines

Appeal

- October 21, 2016 – Appeal of Design Commission decision received

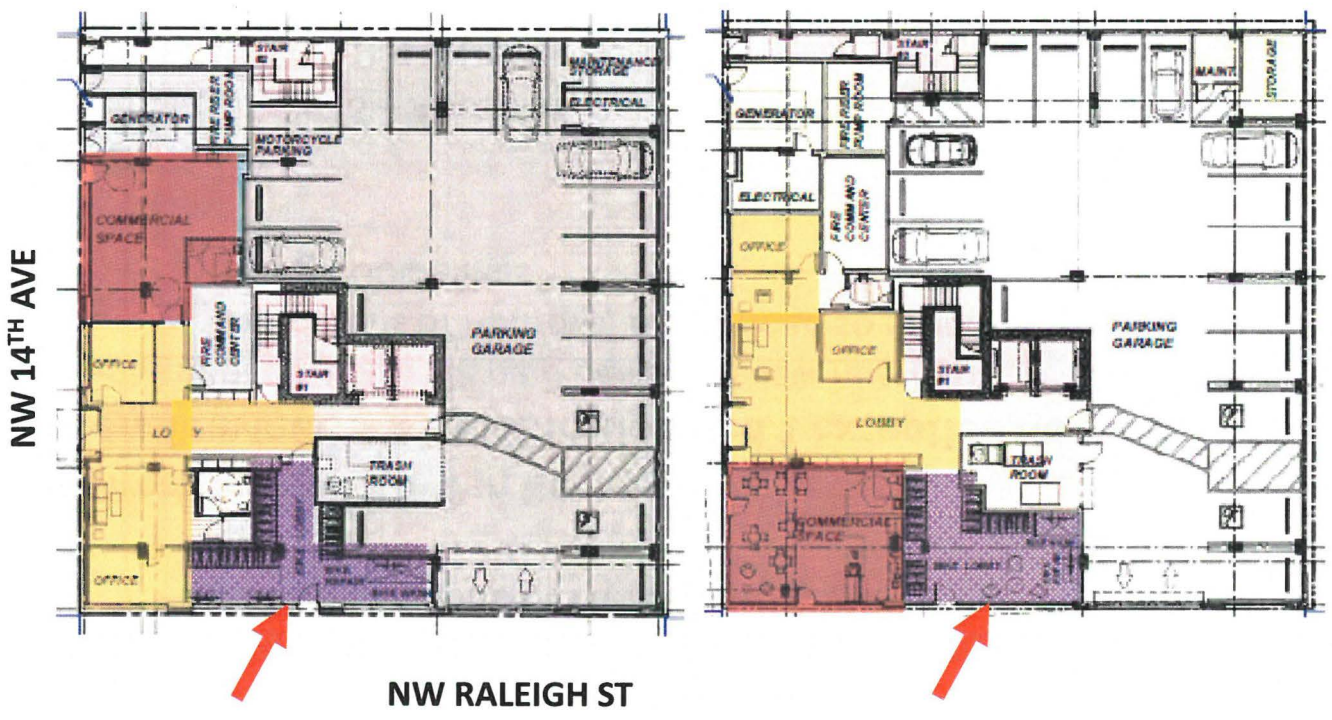
PROCESS



DAR #1

DAR #2

DAR's



Design Evolution – ground floor



DAR #1



DARs #2 & #3



DZ Review



DAR's

Design Evolution – building design



Type 3 Design Review with Modifications and Exception

Approved with Conditions of Approval A-I, added so proposal would meet the approval criteria, the *Central City Fundamental Design Guidelines* and the *River District Design Guidelines*.

In particular, Conditions of Approval C1 and C2 were added so proposal would meet the Design Guidelines related to *coherency* and *contextual response*:

- ***A4. Use Unifying Elements***
- ***A5. Enhance, Embellish and Identify Areas***
- ***A5-1. Reinforce Special Areas***
- ***A5-1-1. Reinforce the Identity of the Pearl District Neighborhood***
- ***C4. Complement the Context of Existing Buildings***
- ***C5. Design for Coherency.***

Conditions of Approval C1 and C2 are being appealed.



Design Guidelines related to Conditions of Approval C.1 and C.2:

From the *Central City Fundamental Design Guidelines* and the *River District Design Guidelines*

- **A4. Use Unifying Elements** – Integrate unifying elements and/or develop new features that help unify and connect individual buildings and different areas.
- **A5. Enhance, Embellish and Identify Areas** – Enhance an area by reflecting the local character within the right-of-way. Embellish an area by integrating elements in new development that build on the area’s character. Identify an area’s special features or qualities by integrating them into new development.
- **A5-1. Reinforce Special Areas** - Enhance the qualities that make each area distinctive within the River District, using the following “Special Area Design Guidelines” (A5-1-1 – A5-1-5).
- **A5-1-1. Reinforce the Identity of the Pearl District Neighborhood.** This guideline may be accomplished by options 1-5. (refer to GL’s)
- **C4. Complement the Context of Existing Buildings** – Complement the context of existing buildings by using and adding to the local design vocabulary.
- **C5. Design for Coherency** - Integrate the different building and design elements including, but not limited to, construction materials, roofs, entrances, as well as window, door, sign, and lighting systems, to achieve a coherent composition.
- **C10. Integrate Encroachments** - Size and place encroachments in the public right-of-way to visually and physically enhance the pedestrian environment. Locate permitted skybridges toward the middle of the block, and where they will be physically unobtrusive. Design skybridges to be visually level and transparent.

REGULATORY FRAMEWORK & APPEAL INFORMATION



CITY COUNCIL ALTERNATIVES

Deny the appeal, and uphold the Design Commission's decision to approve with conditions the requested NW 14th & Raleigh Design Review (DZ) with Modification (M) and Exception Reviews.

Deny the appeal, and uphold the Design Commission's decision, *with modified conditions and findings*, to the requested NW 14th & Raleigh Design Review (DZ) with Modification (M) and Exception Reviews.

(Because this is an on-the-record case, any modifications must be based on evidence that is already contained in the record for this land use review).

Grant the appeal to remove the conditions of approval C.1 and C.2 of the Design Commission's decision to approve with conditions, the requested NW 14th & Raleigh Design Review (DZ) with Modification (M) and Exception Reviews.

If, however, Council amends any of the Design Commission's conditions of approval, the Council are advised ask the appellant to sign a time extension today.

