

CITY OF PORTLAND, OREGON



Land Use Review Appeal to
Portland City Council

Appeal of Landmarks Commission Decision

LU 16-153002 HRM AD

**NW13th Ave and NW Glisan St.
Pearl East**

June 14, 2017

OVERVIEW

PRESENTATION

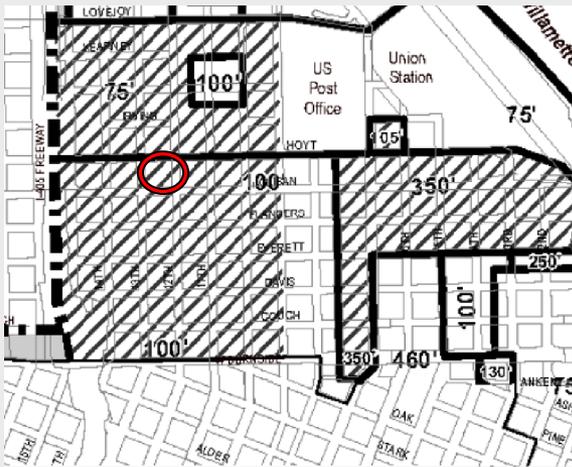
1. Context 7 slides
2. Proposal 2 slides
3. Process 1 slide
4. Decision 1 slide
5. Appeal 5 slides
6. Questions



CONTEXT

Employment Zone
with Design Review

Non-Contributing
Resource in a
Historic District

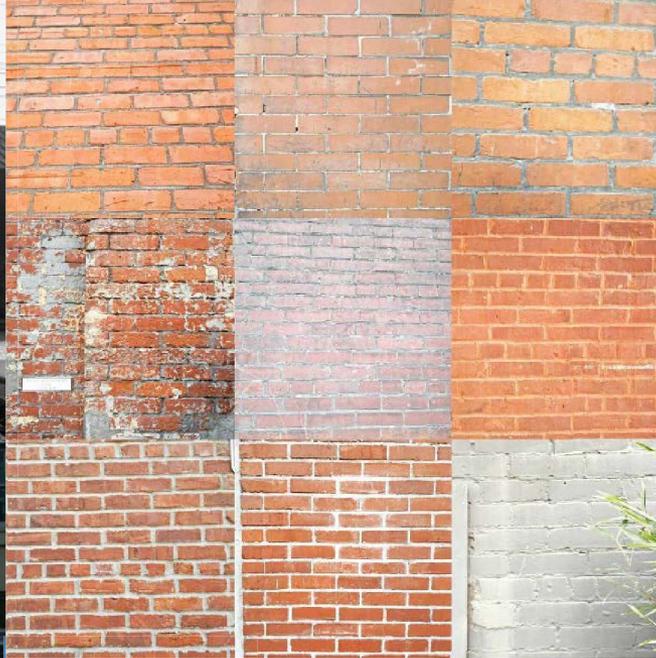


 Area eligible for general and housing height bonus

Plan District

- Central City Plan District
 - River District
- 100ft height limit with potential for 40 feet in bonuses
- 6:1 FAR with potential for 9:1 with bonuses





CONTEXT



NW 13th Avenue Historic District

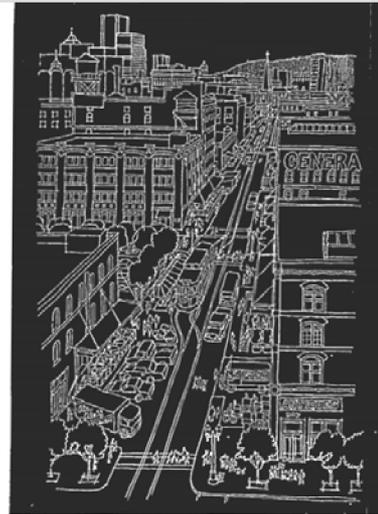
- Loading docks
- Brick
- Three Part Design



CONTEXT



CENTRAL CITY FUNDAMENTAL DESIGN GUIDELINES



NW 13TH AVENUE HISTORIC DISTRICT DESIGN GUIDELINES

Approval Criteria

- Central City Fundamental Design Guidelines
- NW 13th Avenue Historic District Design Guidelines
 - Exterior Remodeling (Not considered)
 - **New Construction**





SITE DESCRIPTION

Site Area

Lot Area: 10,000 SF

Site Disposition

Sloping west to east

Existing Condition

Paved Surface Parking Lot

Street Frontages

- NW 13th Avenue – W
- NW Glisan Street – S
- Major Transit Street
- Traffic Street



CONTEXT



Looking North



CONTEXT



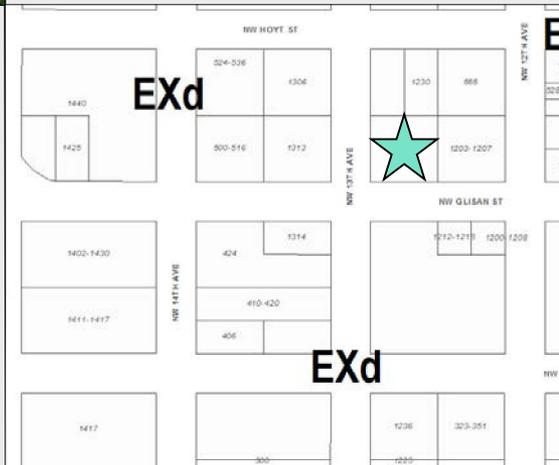
Looking South



CONTEXT



Looking West



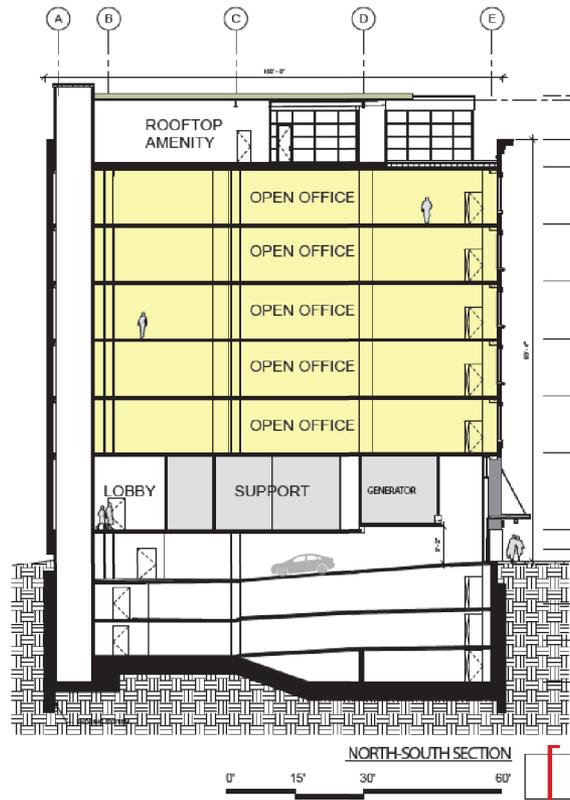
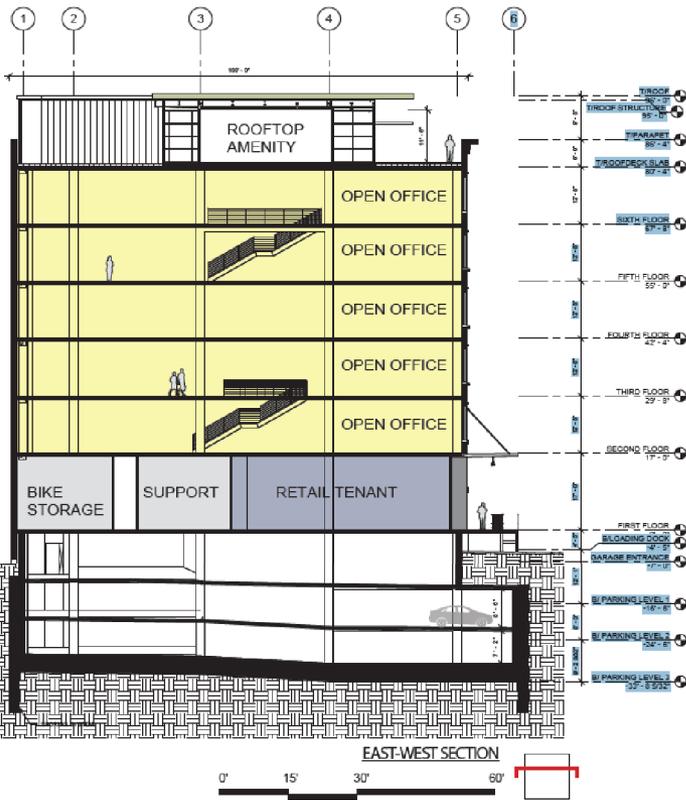
PROPOSAL

New Office/Retail Building

FAR: 8.16:1 with Bike Room Bonus
33.266.220.B

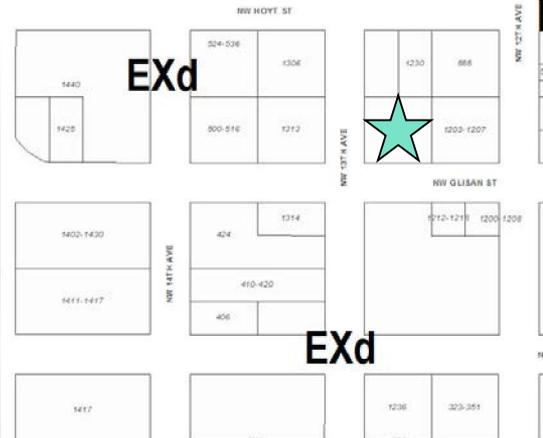
Height
96'
6 full floors and Penthouse Floor

Exterior Materials
Brick, aluminum windows,
metal canopies wood
loading dock feature



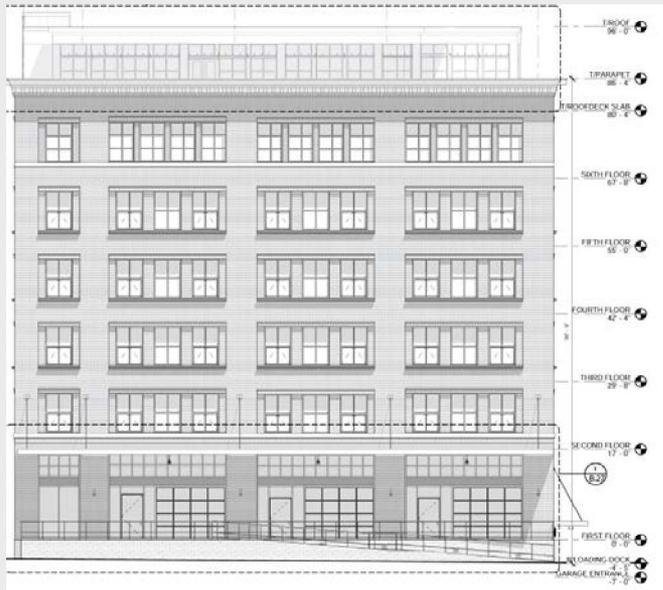
Pearl East

Office and Retail



PROPOSAL

- Brick
- Three part design
- Loading dock feature



PROCESS

PRE-APPLICATION CONFERENCE

January 2016

DESIGN ADVICE REQUEST

March 2016

LANDMARKS COMMISSION
HEARING 1 – Not approved

December 2016

LANDMARKS COMMISSION
HEARING 2 – Record held open

February 2017

LANDMARKS COMMISSION
HEARING 3 – Approved

March 2017

APPEAL

April 2017



June 14, 2017 City Council Hearing

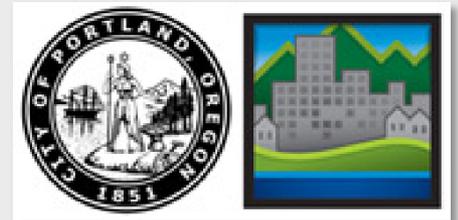
DECISION

“The proposed building fits within the NW 13th Historic District Design Guidelines and the Central City Fundamental Design Guidelines... It demonstrates many of the key character-defining features of the historic district including tri-partite design, thoughtful detailing, red brick, and a gesture to the district’s iconic loading docks”

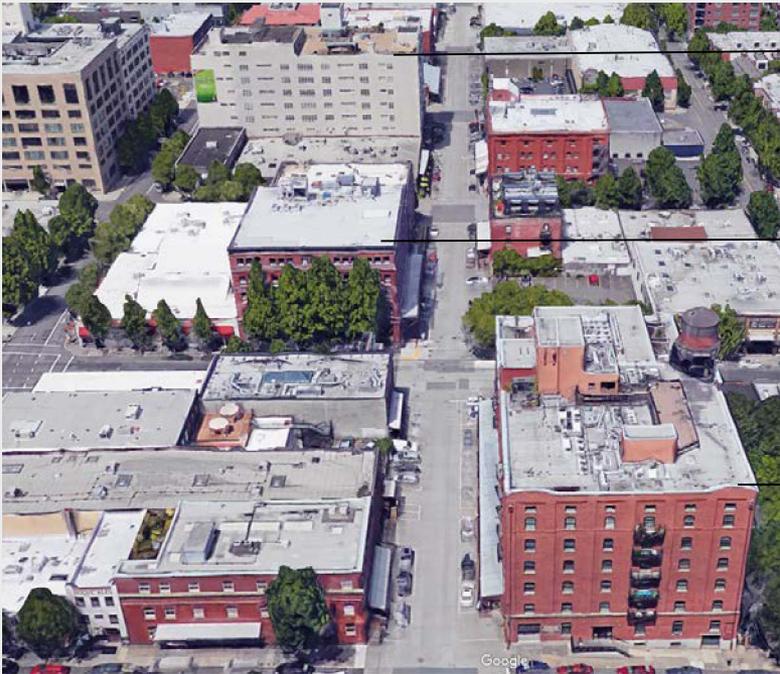
APPEAL STATEMENT:

APPEAL

*“Building does not meet NW
13th Ave. Historic District
Design Guidelines approval
criteria for height and visual
compatibility.”*



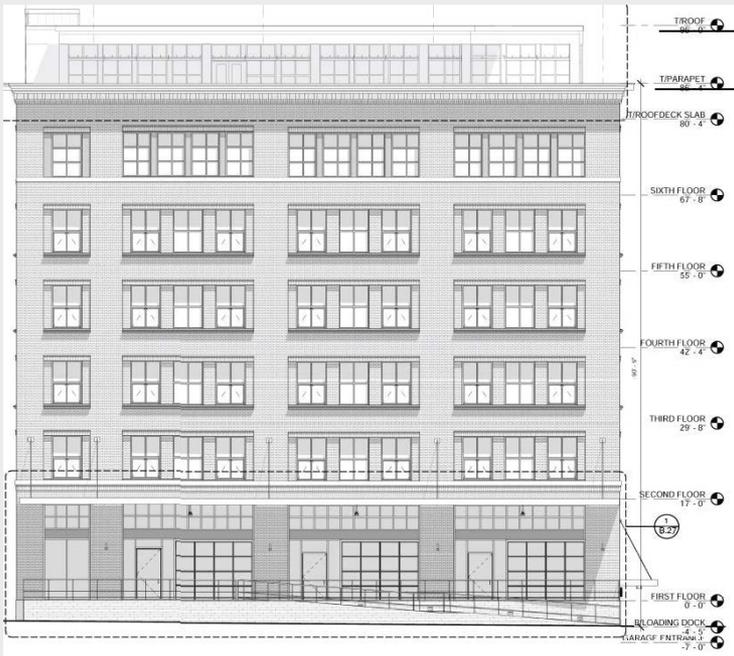
APPEAL



Irving Street Lofts
7 floors
89 feet ≈

Keen Building
5 floors
75 feet ≈

Chown Lofts
7 floors
85 feet ≈

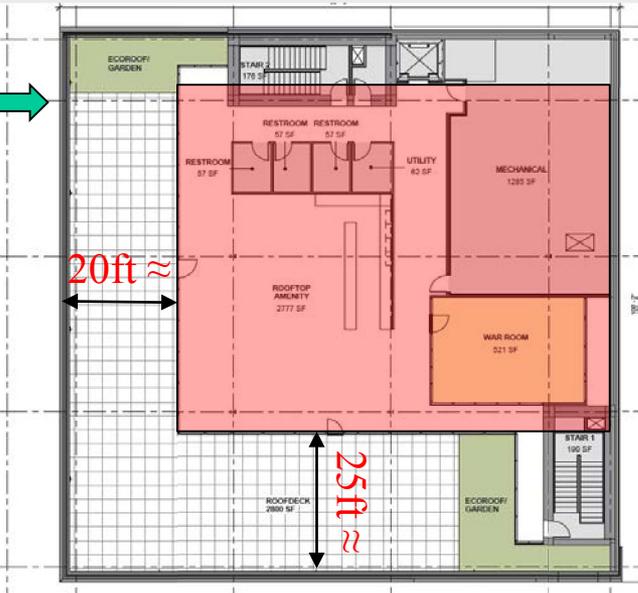
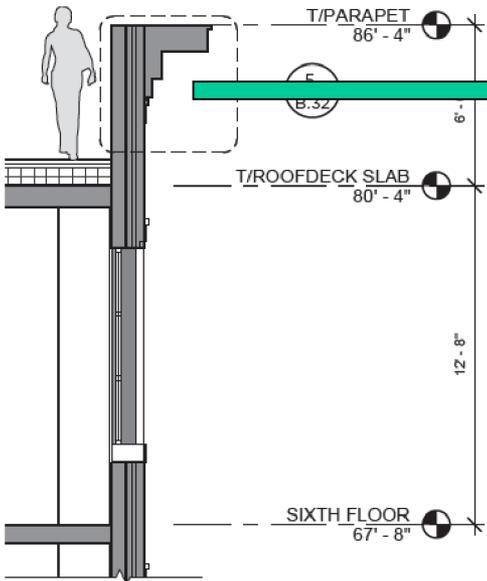


7 floors - 96 feet

6 floors - 86 feet



APPEAL





APPEAL

NW 13th Ave. Historic District Guidelines – Design Guidelines for New Construction – Guideline 2

Height and bulk – buildings in the NW 13th Avenue historic district display consistent mass. Buildings are typically *two to six stories in height*. New construction *should not exceed the maximum allowed height and density requirements*.

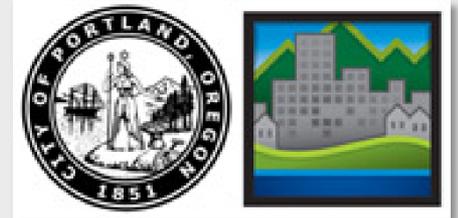
- The proposed building is 6 full stories with a penthouse above
- Maximum height 140ft – proposed building is 96ft
- Maximum density 9:1 FAR – Proposed building is 8:16



CITY COUNCIL ALTERNATIVES

1. Deny the appeal and uphold the Landmarks Commission's decision to approve the requested Pearl East Building Historic Resource Review (HR) with Modifications (M) and Adjustments (AD),
2. Deny the appeal, and uphold the Landmarks Commission's decision to approve with a modified proposal and/or modified conditions,
3. Grant the appeal and overturn the Landmarks Commission's decision to approve the Pearl East Building's Historic Resource Review (HR) with Modifications (M) and Adjustments (AD), thereby denying the proposal.

APPEAL





questions

