



City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, Commissioner
Paul L. Scarlett, Director
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www.portlandoregon.gov/bds

Date: July 12, 2012
To: Interested Person
From: Chris Caruso, Land Use Review

NOTICE OF A PUBLIC MEETING FOR POTENTIAL FUTURE DEVELOPMENT IN YOUR NEIGHBORHOOD

FILE: 12-152628 DA, DESIGN ADVICE REQUEST
1139 SW Jefferson Street
REVIEW BY: Design Commission
WHEN: Thursday August 2, 2012 at 1:30 PM
WHERE: 1900 SW Fourth Ave, Ste. 2500A Portland, OR 97201

A Design Advice Request has been submitted by the applicants listed below regarding potential future development in your neighborhood. The proposal, process, and information on how to respond to this notice are described below. A copy of the site plan, building elevations and zoning map are attached. I am the staff person handling the Design Advice Request. Please call me, Chris Caruso at 503-823-5747, if you have questions regarding this process. You may also email me at Chris.Caruso@portlandoregon.gov. Please contact the applicant if you have questions regarding any future development on the site.

Applicant: Steve Poland, Ankrom Moisan Architects (503-977-5256)
6720 SW Macadam Ave, Ste 100 / Portland, OR 97219

Owner: City of Portland Housing Bureau
421 SW 6th Ave #500 / Portland, OR 97204-1620

Purchaser: Mark Fraser, E & F Properties
One Columbia St #950 / Portland, OR 97258

Representative: Brian Owendoff, Capacity Commercial
805 SW Broadway / Portland, OR 97205

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
Plan District: Central City - Downtown
Zoning: RXd - High-Density Residential with design overlay
Design District: Central City - Downtown
Historic District: None
Case Type: DA - Design Advice Request

Procedure: A public meeting with the Design Commission to provide informal, advisory response for the applicants/owners to consider in preparation of a potential future land use review application.

Proposal:

The applicant seeks design advice on the potential development of an 18-story plus mezzanine, mixed-use student housing and retail building containing 368 housing units. There will be ground floor retail and an interior courtyard. The applicant is requesting additional 2.1:1 Floor Area Ratio (FAR) above the 12:1 FAR allowed on this site with all available bonuses, for total FAR of 14.1:1. The applicant must go through a Central City Master Plan Review in order to request this additional FAR.

Approval Criteria:

If a formal land use review application were submitted in the future for the proposed development, it would be reviewed in accordance with the relevant approval criteria of Title 33, Portland Zoning Code.

The applicable approval criteria could include some or all of the following: 33.120, Multi-Dwelling Zones; 33.420, Design Overlay Zone; 33.510, Central City Plan District; 33.825, Design Review; and the Central City Fundamental Design Guidelines.

If requested, Modifications would be reviewed against 33.825.040, Modifications That Will Better Meet Design Review Requirements.

If requested, Adjustments would be reviewed against 33.805.040, Adjustment Approval Criteria.

This application was submitted on June 20, 2012.

Purpose of a Design Advice Request

Design Advice Requests are not intended to substitute for other Code-required land use or legislative procedures. Purposes served by Design Advice Requests might include the following:

- Early feedback on atypical building types or configurations unable to draw on other prior project approvals to assess approval potential.
- Projects which, for various reasons, anticipate including elements that do not appear to conform to design guidelines, and which may require a waiver of one or more design guidelines.
- Unique urban design schemes for which interest or support is sought prior to approaching other agencies.

Process

The Portland Zoning Code affords the opportunity for parties interested in bringing matters before the Historic Landmarks Commission or Design Commission outside of other prescribed regulatory or legislative processes. The relevant Code chapter reads as follows:

33.730.050 F. Other pre-application advice.

An applicant may request advice from the Design Commission or Historical Landmarks Commission prior to submitting a land use request that would be heard by these commissions. These requests are known as "Design Advice Requests". These requests do not substitute for a required pre-application conference with the BDS staff and other City urban service or technical representatives.

The general order of appearance for those attending the meeting is as follows: Bureau of Development Services introduction, applicant presentation, clarifying questions about the proposal by the Commission, public comment, informal discussion about the proposal between the Commission and the applicants, and Design Commission final comment. There will be no final decision about this proposal during this Design Advice Request process.

At the request of the Commission, a submittal for a Design Advice Request may be continued to a future date for further discussion.

Opportunity for Public Comment

The neighborhood association, listed on the first page of this notice, may take a position on the proposed development and may have scheduled an open meeting prior to providing comment to the Design Commission. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting.

The public meeting with the Design Commission will provide an opportunity for parties to submit oral and written comment on this matter. To comment, you may write to the Design Commission, 1900 SW Fourth Ave., Suite 5000 or FAX your comments to 503-823-5630; or you may attend the meeting to provide comment. Please refer to the file number when seeking information or submitting comment.

A Design Advice Request file is available for your review by appointment. Please contact the file review at 503-823-7617 to schedule a time. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost for such services. You may also find additional information about the City of Portland and City Bureaus as well as a digital copy of the Portland Zoning Code, by visiting the City's homepage on the Internet at www.ci.portland.or.us.

Design Advice Request Results

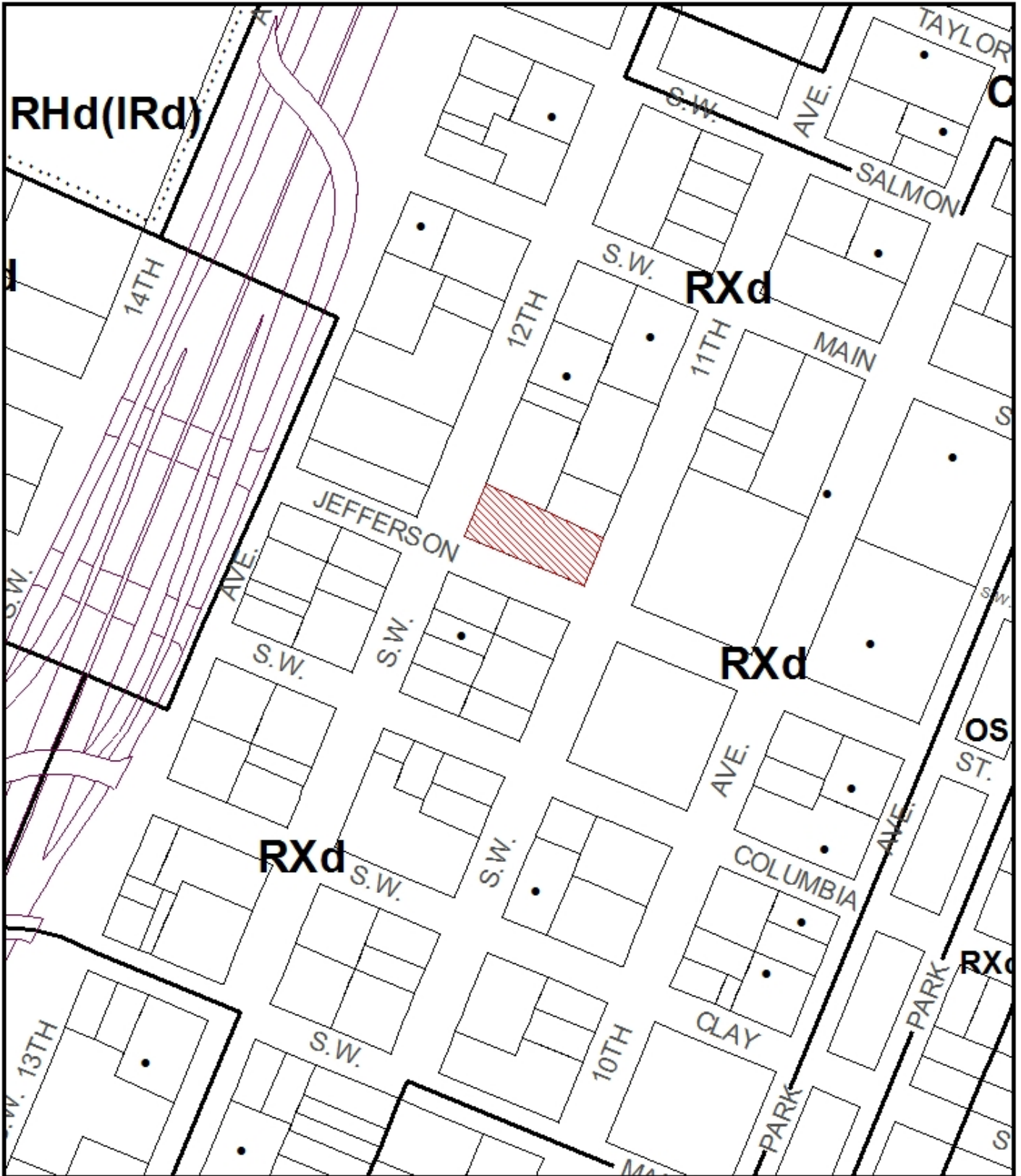
Design Advice Requests will provide informal, advisory response only. Responses received at the meeting may inform City staff when processing future land use reviews, but will not be considered a formal directive from the Commission. The Commission may offer future procedural or design direction, and may also offer a preliminary assessment against approval criteria that would apply were the proposal to be reviewed formally through the land use review process. Comment provided at the meeting will be documented by City staff, and will be available for further and future reference.

Meeting Cancellation

This public meeting will be cancelled if Portland Public Schools close due to inclement weather or other similar emergency. Check local television and radio reports for school closures. The meeting will be rescheduled for the earliest possible date. A renotification notice will not be sent. Please call the Bureau of Development Services at 503-823-7617, for immediate information regarding cancellations or rescheduling. To attend the meeting, public transportation is available. Tri-Met buses stop near the BDS building at SW Fifth or Sixth Ave. at SW Hall St. and SW Harrison St. Call Tri-Met at 503-238-7433 (or www.tri-met.org/routes_times.htm) for routes and times. Hourly rated public parking is available a half block south of the building on Fourth Ave.

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

Enclosures: Zoning Map, Site Plan, Renderings



ZONING

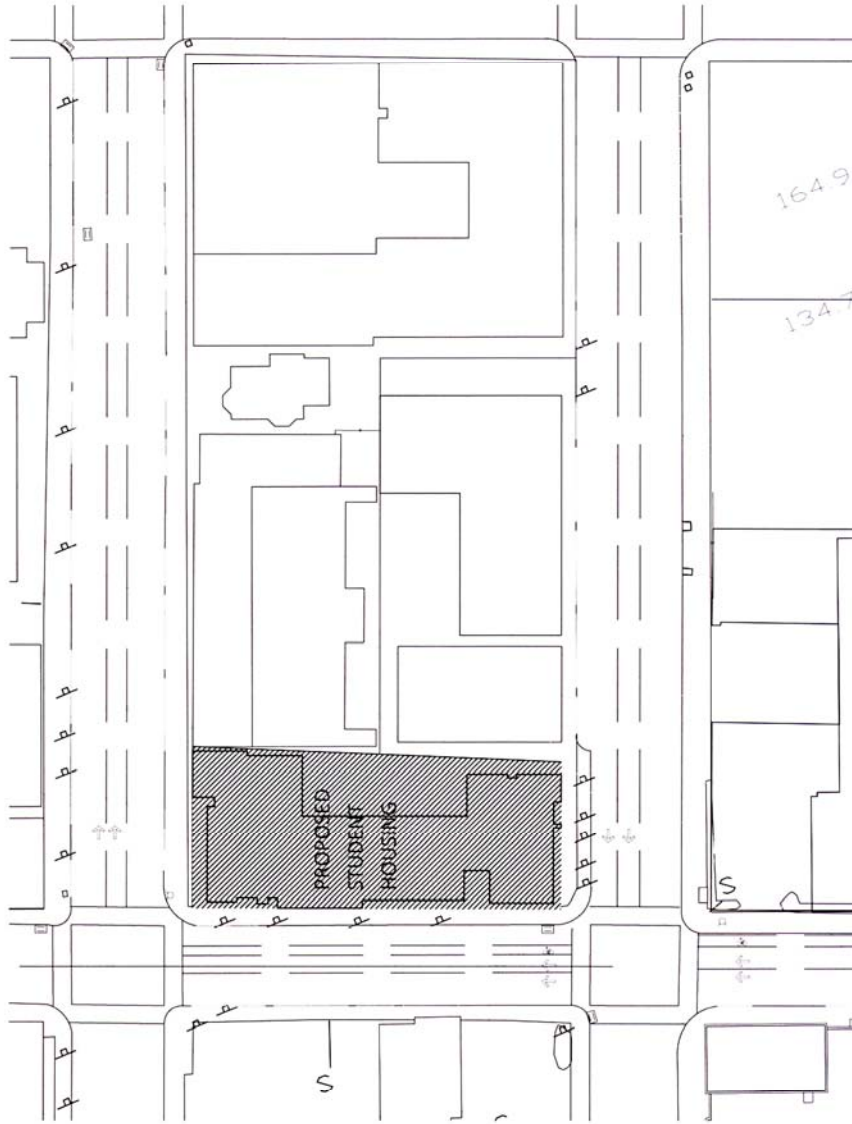
 Site



This site lies within the:
CENTRAL CITY PLAN DISTRICT

File No.	LU 12-152628 DAR
1/4 Section	3128
Scale	1 inch = 200 feet
State_Id	1S1E04AA 5300
Exhibit	B (Jul 06,2012)

SITE PLAN / EXISTING STREET PARKING



PARKING SUMMARY:

FRONTING SITE	EXISTING	PROPOSED	NET
REMAINDER ON 12TH AVE (EAST SIDE)	11	3	-9
ADDITIONAL PARKING	15	35	+20
			+11

TRAFFIC PATTERN:

JEFFERSON 10TH-11TH: (EXISTING)	BIKE	VEHICLE	PARKING
JEFFERSON 11TH-12TH: (PROPOSED)	1	2	SOUTH
	1	2	SOUTH



SITE AREA : 16,728 SF
1/64" = 1'-0"



PHOENIX
PROPERTY COMPANY

CAPACITY
COMMERCIAL GROUP

ANKROM MOISAN

STUDENT HOUSING / RETAIL

12th &
Jefferson

BUILDING INFORMATION

12th & JEFFERSON

Mockup scheme 8
01/18/2012

Level	20	212	Height (250 max)	CSF(F) Cumulative	16883
Level 19	10	202	10	4628	238,838
Roof 18	10	192	10	13695	252,533
Level 17	10	182	10	13695	266,228
Level 16	10	172	10	13695	280,923
Level 15	10	162	10	13695	294,618
Level 14	10	152	10	13695	308,313
Level 13	10	142	10	13695	322,008
Level 12	10	132	10	13695	335,703
Level 11	10	122	10	13695	349,398
Level 10	10	112	10	13695	363,093
Level 9	10	102	10	13695	376,788
Level 8	10	92	10	13695	390,483
Level 7	10	82	10	13695	404,178
Level 6	10	72	10	13695	417,873
Level 5	10	62	10	13695	431,568
Level 4	10	52	10	13695	445,263
Level 3	10	42	10	13695	458,958
Level 2	10	32	10	13695	472,653
Mezzanine	10	22	10	13695	486,348
Mezzanine	10	12	10	3000	499,348
Mezzanine	10	2	10	3000	502,348

Mezzanine - Area*
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Mezzanine is only area located in Mezzanine.
Entire part of Mezzanine will be at 12th ave grade, so counted in Ground Floor Area.
West part of Mezzanine will be at 12th ave grade, & not counted against FAR.
West part of Ground floor will qualify as basement, & not counted against FAR.

Total Construction 238,838 \$185/sqft \$44,185,030

UNIT COUNT & MIX [Plans 04.09.12 *resident plan d8.dwg]

Levels	Gross Plate Area	Remainable Area	Units per Floor	Beeds	44	2/2	1/1	Studio
					NRA	NRA	NRA	NDA
Roof 17	3465	10921	23	28	1	1250	2	1552
Level 16	3695	10864	23	28	1	1250	2	1552
Level 15	3695	10864	23	28	1	1250	2	1552
Level 14	3695	10864	23	28	1	1250	2	1552
Level 13	3695	10864	23	28	1	1250	2	1552
Level 12	3695	10864	23	28	1	1250	2	1552
Level 11	3695	10864	23	28	1	1250	2	1552
Level 10	3695	10864	23	28	1	1250	2	1552
Level 9	3695	10864	23	28	1	1250	2	1552
Level 8	3695	10864	23	28	1	1250	2	1552
Level 7	3695	10864	23	28	1	1250	2	1552
Level 6	3695	10864	23	28	1	1250	2	1552
Level 5	3695	10864	23	28	1	1250	2	1552
Level 4	3695	10864	23	28	1	1250	2	1552
Level 3	3695	10864	23	28	1	1250	2	1552
Level 2	3695	10864	23	28	1	1250	2	1552
Mezzanine	3000	1145	1	1				
Ground Floor	2000	1145	1	1				
Totals	238838	176518	369	449	16	20000	32	26432

Percentages 100% 74.4%

Mezzanine 0 cars 2 long-term bicycles 4

Ground Floor 0 cars 553 bicycles 4

Unit Type Avg Net sf

Model Studio @ mezz 342.3511

Studio 342.4286

Two Bedrooms 826

Four Bedrooms 1250

Total Res Unit Gross SF 219120

Efficiency 7%

Accidental Floor Plate 7%

Whole Building 75%

Gross Floor Plate per Bed 489

Average Rentable per Bed 393

Building GSP per Bed 532

Residential Common Net sf 12895

Roof - Games/Moves 1620

Roof - Lounge + RR 1888

Lobby-Admin-Loob-Tr 9467

Retail Net sf 2637

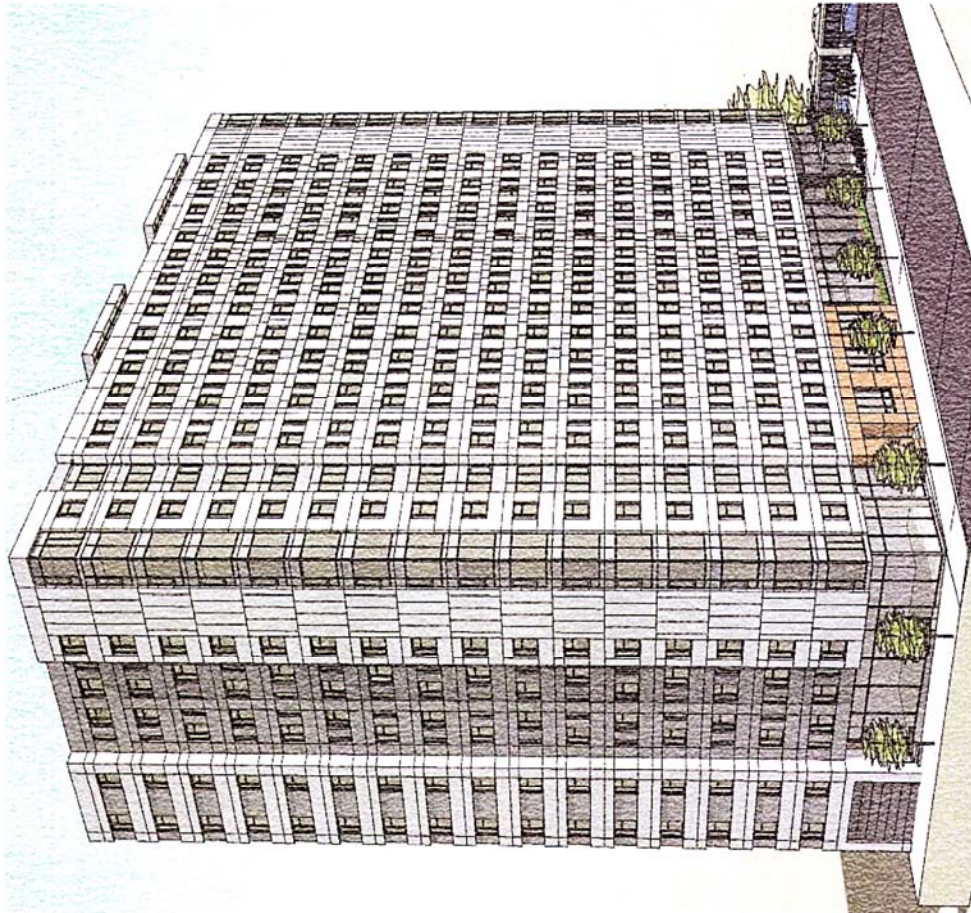
North Retail 1485

South Retail/Cafe 1152

Covered Bldg Services 2686

Rooftop Services 1200

Total Construction 238838



SW JEFFERSON STREET & 12TH AVENUE / DIFFERENTIATION OF LEVELS

ANKROM MOISAN

CAPACITY COMMERCIAL GROUP

PHOENIX PROPERTY COMPANY



STUDENT HOUSING / RETAIL

12th & Jefferson

ZONING INFORMATION

Jefferson West Site

North of SW Jefferson St. between SW 11th Ave. SW 12th Ave.
 Full Block, Block 202 Pomona Addition, Map 3-128 CCD
 Zone West: Central Residential Plan District
 Bounded by: SW Jefferson Dedicated
 SW 11th Ave Dedicated
 SW 12th Ave Dedicated
 Buildings abut north P.L.

Site Area 64.3 Acre Width x 200 16,860

Allowed Uses	RUG 120-1
Household Living	yes
Group Living	Limited CU(1)
Retail Sales/Serv.	Limited CU(2) / any - 1st flr - 20,000 sq ft
Community Office	CU(4)
Community Service	CU
Religious	CU
School/College	CU
Daycare	yes

Development Standards: RUG 120-3
 (except where superseded by Central City Map standards below)
 Table 120-2: Allowed Housing Types and Minimum Home Household No mobile park
 Table 120-3: Minimum Lot Size
 Minimum Sublots: 0 units
 Minimum Sublots: 18 ft x 5 ft
 Max. Sublots: 0
 Street Lot Line: 10'
 Max. Height of Ped. Dist: 10'
 Building Cover: 100%
 Min. Landscape Area: none
 Landscape and/or Signage: none
 Pedestrian Requirements Apply

Required Parking: None

510.210 D Bonus Height - does not appear to apply this site.
 120.205 E Max transfer into RX = 3.1 FAR
 CX standards apply to ground floor no-res. Uses in RX

CENTRAL CITY PLAN DISTRICT

Map	Section	West End no maximum for bonus area earned, within Central City Plan and Subdistrict	West End Subdistrict
Map 510-1	1	Base Floor Area Ratios	8.01
Map 510-3	2	Area where Max. Ht. determined by base zone	250
Map 510-4	3	Area eligible for general housing height bonus	No
Map 510-4	3	Area eligible for housing height bonus only	No
Map 510-4	3	Area eligible for OS performance standards	No
Map 510-4	3	Area eligible for historic step-down exception	No
Map 510-4	3	Bonus Options Target Areas	No
Map 510-4	3	Retail use Bonus Target Area	No
Map 510-4	3	Theaters on Bkwy Target Area	No
Map 510-4	3	Greenway bonus target area	No
Map 510-5	4	Required Residential Development Area	No
Map 510-5	4	Required Business Development Area	Jefferson
Map 510-7	5	Minimum Active Floor Area required	Yes East half
Map 510-8	6	Core & Parking Sections	DTI
Map 510-9	7	Address Use Allocation	SW 11th Ave
Map 510-10	8	Address Use Allocation OS Zone	NA
Map 510-11	9	Special Areas	Match. Equipt. Screening required
Map 510-12	10	Size of Retail Sales-Service Limited	NA
Map 510-13	11	Street Alignment	SW 11th Ave
Map 510-14	12	Park Block Protrusions	NA
Map 510-14	12	Maps 510-14 through 510-17 do not apply	NA

ZONING CODE REVIEW
 6/12/12 2:30pm

Central City West End subdistrict
 Max. Basic Height is 250ft.

Base FAR	Max. Bonus + Transfer	Max. FAR preCCMP
16.860	8.1	13.400
16.860	4.1	674.40
16.860	12.1	2023.50

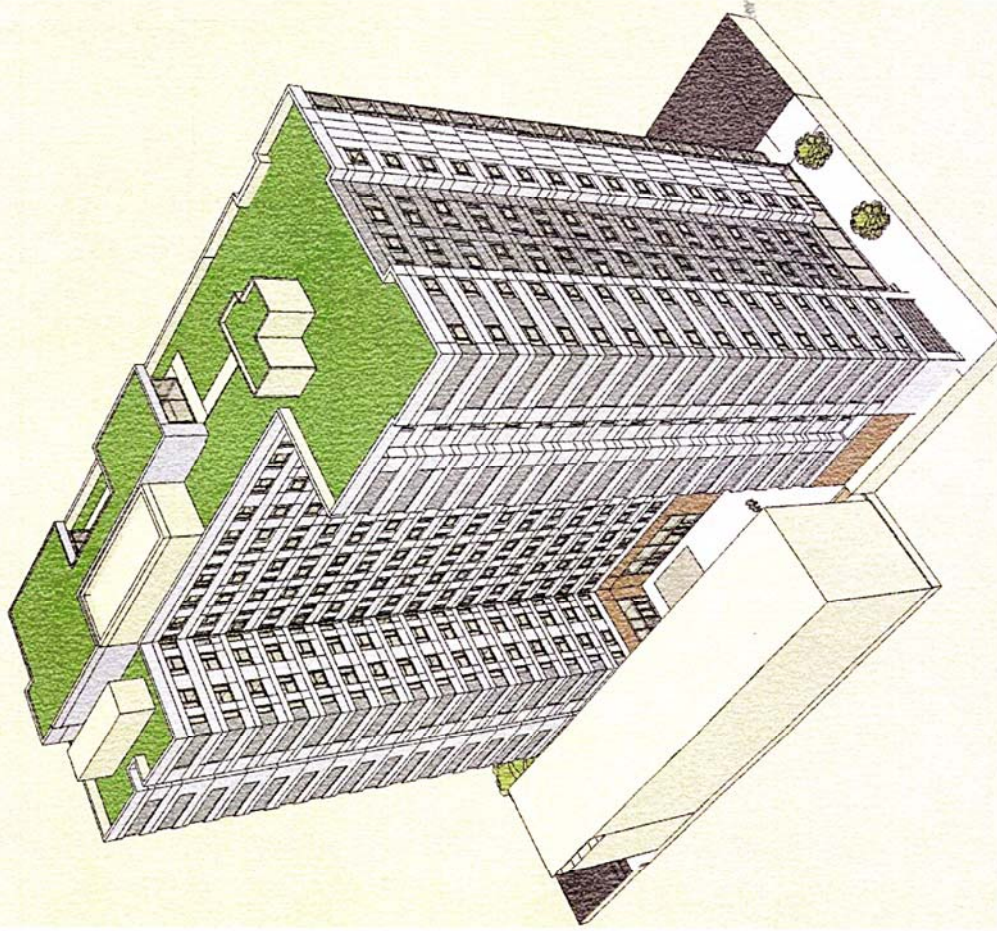
Strategy 1. Maximize Bonus Earned. 2. Finish to 121 w/Jeffery Transfer. 3. CCMP Transfer remaining Jeffrey FAR. 4. Acquire & transfer add'l FAR w/ CCMP

1 Bonus Possibilities	33.510
510.210 C.1 Recreational Transfer	OK (see Transfer 120.205)
510.210 C.2 Daycare	OK
510.210 C.3 Retail Bonus	NA
510.210 C.4 Roof/Curbcut 1:1 50' min	NA
510.210 C.6 15' or Art	155
510.210 C.7 Waterfeature 5' 1/2" x 15' x 15' x 15'	155
510.210 C.10 Escalator 30"x2.1 bonus	11,656
510.210 C.11 Lift/Drum Unit	11,725.54 units
510.210 C.12 Multi-Use	11,725.54 units
510.210 C.13 Multi-Use	3.1 bonus x 65% = 1.55% most bonus
510.210 C.14 Small W End Site	10,000-150,000sq. 3 FAR
510.210 C.15 Affordable Housing	\$19.90 per sq. of bonus
510.210 C.16 Below-Grade Parking 2:1 bonus	11,725.54 units
510.210 C.17 OpenSpace 1:1 x 250'	11,725.54 units
510.210 C.18 OpenSpace Fund 145.15	11,725.54 units
Bonus Subtotals	(Max. 4.1) 29.022

2 Transfer Possibilities:	Transfer FAR from Jeffrey =
Transfer outright 120.205 510.210	3.91 FAR
From Jeffrey (bonus to 12.1 cap)	2.31 FAR
CCMP Transfer	66,000
CCMP Transfer	34,416

3 CCMP from Jeffrey:	CCMP Transfer
3.1 Remaining Jeffrey Area available for CCMP TX	1.61 FAR
CCMP Transfer	24,542

4 EAST CCMP Transfer Area Need	5 Current Program Area Req'd
0.61 FAR	14.21 FAR
9,936	238,839



NORTH ELEVATION / CENTRAL COURTYARD

