



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 13, 2012

From: Mark Walhood, City Planner
503-823-7806

REQUEST FOR RESPONSE

Case File: LU 12-144988 DZ - Arthouse
Pre App: PC # 12-125347

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 Mark Walhood 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: Thursday August 2, 2012** (If I receive comments after this date, I may not have enough time to include them in the staff report).
- **We must publish our report by: Monday August 6, 2012**
- **A public hearing before the Design Commission is tentatively scheduled for Thursday August 16, 2012 @ 1:30 p.m.**

Applicant: Calista Fitzgerald (503) 221-1121
 LRS Architects
 720 NW Davis St., Ste. 300
 Portland, OR 97209

Property Owner: Powell Family Real Estate & Company LLC
 Attn: Emily Powell
 7 NW 9th Ave
 Portland, OR 97209-3301

Developer: Anyeley Hallova
 Project Ecological Development
 413 SW 13th Ave #300
 Portland OR
 97205

Site Address: 33 NW PARK AVE

Legal Description: BLOCK 56 LOT 5&8, COUCHS ADD
Tax Account No.: R180204910
State ID No.: 1N1E34CB 10500
Quarter Section: 3029

Neighborhood: Pearl District, contact Patricia Gardner at 503-228-3273.
Business District: Pearl District Business Association, contact Adele Nofield at 503-223-0070.
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Zoning: **CXd** (Central Commercial base zone with Design overlay zone), **Central City Plan District/River District Subdistrict**

Case Type: **DZ** (Design Review) **with Exception to 3202.3.2 – SSC, Window Projections into Public Right-of-Way**

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 has proposed the construction of a new seven-story, 55,809 square foot mixed-use building. The first floor would have retail spaces, a residential lobby, and accessory loading, bike parking, and service areas. The upper floors would include 60 apartments. The project is being built by the Powell Family to house Pacific Northwest College of Art (PNCA) art students.

The site is a quarter-block parcel of 10,000 square feet, located on the North Park Blocks at the southwest corner of the intersection of NW Park Avenue and Couch Street. The building is generally L-shaped in plan, with primary walls oriented to the street lot lines, and an open interior courtyard at the southwest corner, towards the middle of the block. The ground floor walls are held back slightly from most of the street lot line, allowing for outdoor seating at the future corner retail space, and to contain entry and exit door movements on the private property. Two retail spaces and a residential lobby front onto NW Park Avenue, and two additional retail spaces and a single truck loading bay face NW Couch Street. The residential lobby is connected directly to an interior landscaped courtyard that includes a functional stormwater management facility and outdoor deck area, with an enclosed bike parking room beyond.

The building exterior includes brick walls and aluminum-framed storefront window systems and doors at the ground floor, metal ventilation louvers above selected doors and windows, and a coiling metal loading bay door. Upper floors include metal panel siding, vinyl windows, and aluminum-framed vertical windows. Mechanical equipment, metal screening, and a combined elevator overrun/mechanical building are located on the building rooftop.

The upper floors of the building abutting both streets are angled to the street property line in such a way as to create shallow V-shapes facing the street. The metal panel material on the upper floors is also molded into an undulating chevron pattern, with vertically-oriented valleys and ridges on each panel. Further, individual sections of metal panel surrounding individual upper-story windows are pivoted at repeating angles next to one another, creating a sense of movement and a layered 'fishscale' pattern. On the interior facades facing the courtyard or abutting properties, the chevron-shaped metal panel material is applied without the pivot, flush with the building walls.

The outermost corner of the building at the upper floors, at the NW Park/Couch intersection, projects slightly into the right-of-way. Regulations for such projections of a building into the right-of-way limit the length of such projections to a maximum of 12'-0" wide (3202.3.2 – SCC, Window Projections into Public Right-of-Way). As proposed, the angled corner projection is 24'-10" long facing NW Park, and 13'-6" facing NW Couch. Therefore, the applicant has requested an Exception to the maximum 12'-0" width standard in 3203.3.2.

Because of the project valuation (\$7.5 million) and Central City location, a Type III Design Review is required.

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:

- The *Central City Fundamental Design Guidelines*;
- The *River District Design Guidelines*; and
- **3203.3.2** – Structural Specialty Code, Window Projections into Public Right-of-Way.

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 May 29, 2012 and determined to be complete on June 22, 2012.

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, Site Plan, First Floor Plan, North and East Elevations, South and West Elevations



ZONING

-  Site
-  Also Owned
-  Historic Landmark



This site lies within the:
CENTRAL CITY PLAN DISTRICT

File No.	LU 12-144988 DZ
1/4 Section	3029
Scale	1 inch = 200 feet
State_Id	1N1E34CB 10500
Exhibit	B (Jun 04,2012)

GENERAL NOTES

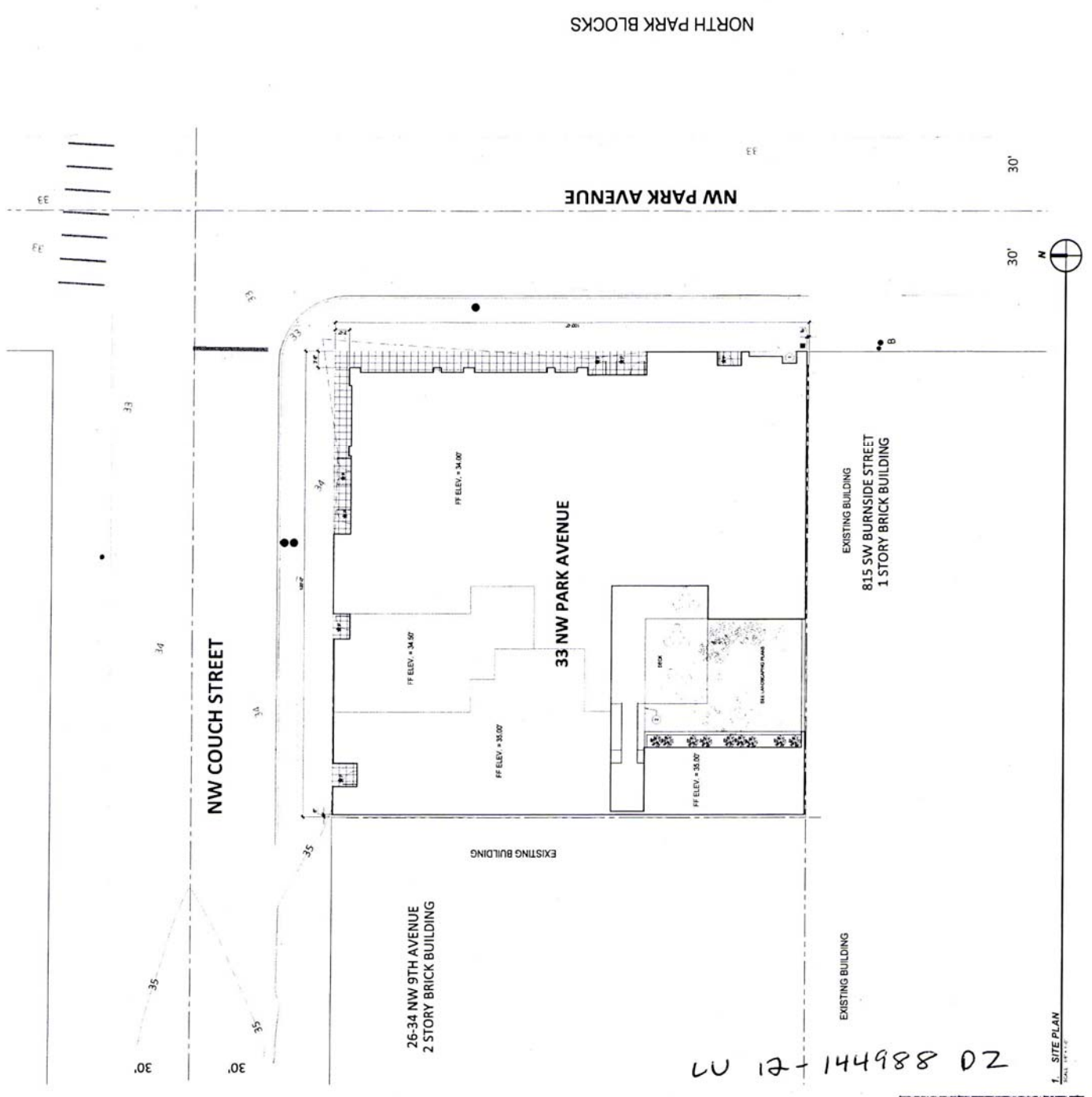
1. THIS SITE PLAN IS BASED ON THE RECORD SURVEY DATED 1/20/10.
2. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

KEY NOTES

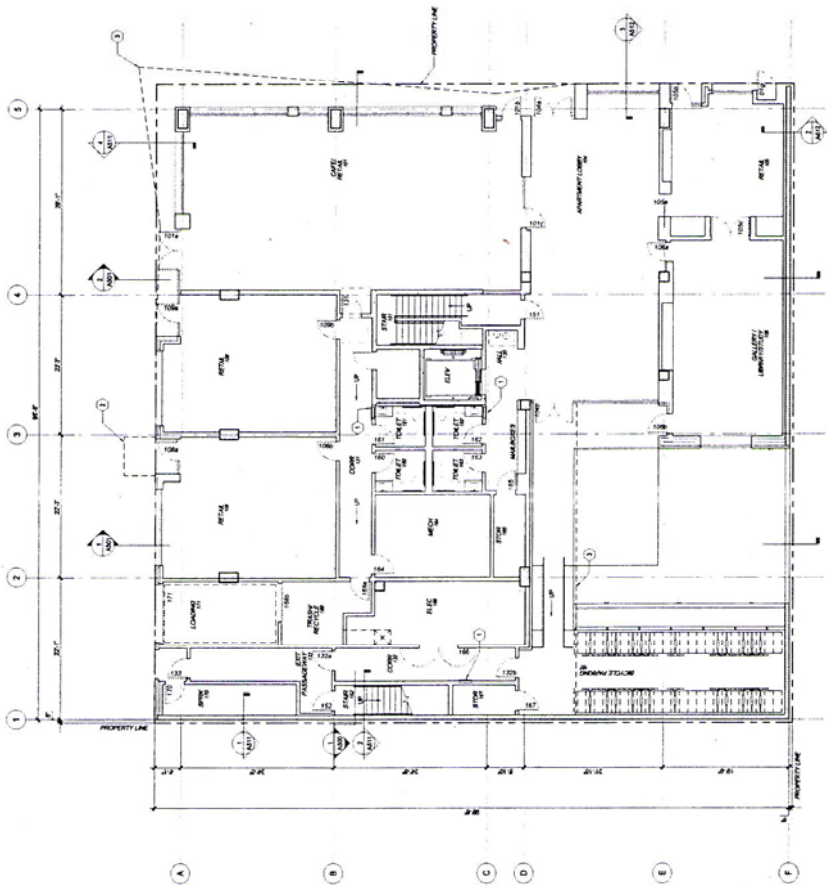
1. SEE GENERAL NOTES
2. SEE GENERAL NOTES
3. SEE GENERAL NOTES

LEGEND

- PUBLIC UTILITY OR ACCESSORY HOUSING
- SITE PROPERTY BOUNDARY
- ▭ BUILDING
- ▨ EXISTING BUILDING
- ▩ BUILDING FOOTPRINT



LU 12-144988 D2



1. GROUND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

GENERAL NOTES

- 1. WORK TO BE SHOWN ON THIS SHEET SHALL BE TO MATCH ANY WORK SHOWN ON OTHER SHEETS.
- 2. SEE GENERAL NOTES FOR MATERIALS AND FINISHES TO MATCH ANY WORK SHOWN ON OTHER SHEETS.
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