



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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Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: December 31, 2012

From: Chris Caruso, Land Use Services
503-823-5747 / Chris.Caruso@portlandoregon.gov

REQUEST FOR RESPONSE

Case File: LU 12-204811 DZ AD – Planet Granite
Pre App: PC # 12-178354

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 email or write to Chris Caruso at 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201. You may also fax your comments to me at (503) 823-5630. After the staff report is published, please submit your comments to me as listed above or directly to the Design Commission at 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201 and/or 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: January 30, 2013 – 30 days after the date of this RFR.** (If I receive comments after this date, I will not have enough time to include them in the staff report).
- **We must publish our report by: February 11, 2013**
- **A public hearing before the Design Commission is tentatively scheduled for Thursday February 21, 2013 at 1:30 PM**

Applicant/Contact: Steve Fosler/Fosler Portland Architecture LLC
1930 NW Lovejoy St./Portland, OR 97209

Representative: BB & S Development LLC
1440 SW Taylor St./Portland, OR 97205

Contract

Purchaser: Dan Schalit/Planet Granite
924 Mason St./San Francisco, CA 94129

Site Address: 1405 NW 14TH AVE

Legal Description: BLOCK 238 LOT 1-4, COUCHS ADD

Tax Account No.: R180221570

State ID No.: 1N1E33AA 00600

Quarter Section: 2928

Neighborhood: Pearl District, contact Patricia Gardner at 503-243-2628.

Business District: Pearl District Business Association, Adele Nofield at 503-223-0070.

District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Plan District: Central City - River District, North Pearl subarea

Zoning: EXd – Central Employment with design overlay

Case Type: DZ AD – Design and Adjustment Review

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 seeks design review approval for a new building in the North Pearl subarea of the River District subdistrict of the Central City Plan District. An existing building and parking lot on the site will be demolished. The proposed building will house a three-story athletic facility. Proposed building materials include aluminum storefront and overhead doors, ribbed metal panels for walls the roofs, acrylic panels, ground-face block, skylights, and formed metal canopies. The Pettygrove Greenstreet right-of-way design standards for Pettygrove Street and the River District Standards for 14th and 15th Avenue rights-of-way apply to the proposal. No on-site parking will be provided and an Adjustment request has been made to reduce the number of required on-site loading spaces from one (PZC 33.266.310) to zero.

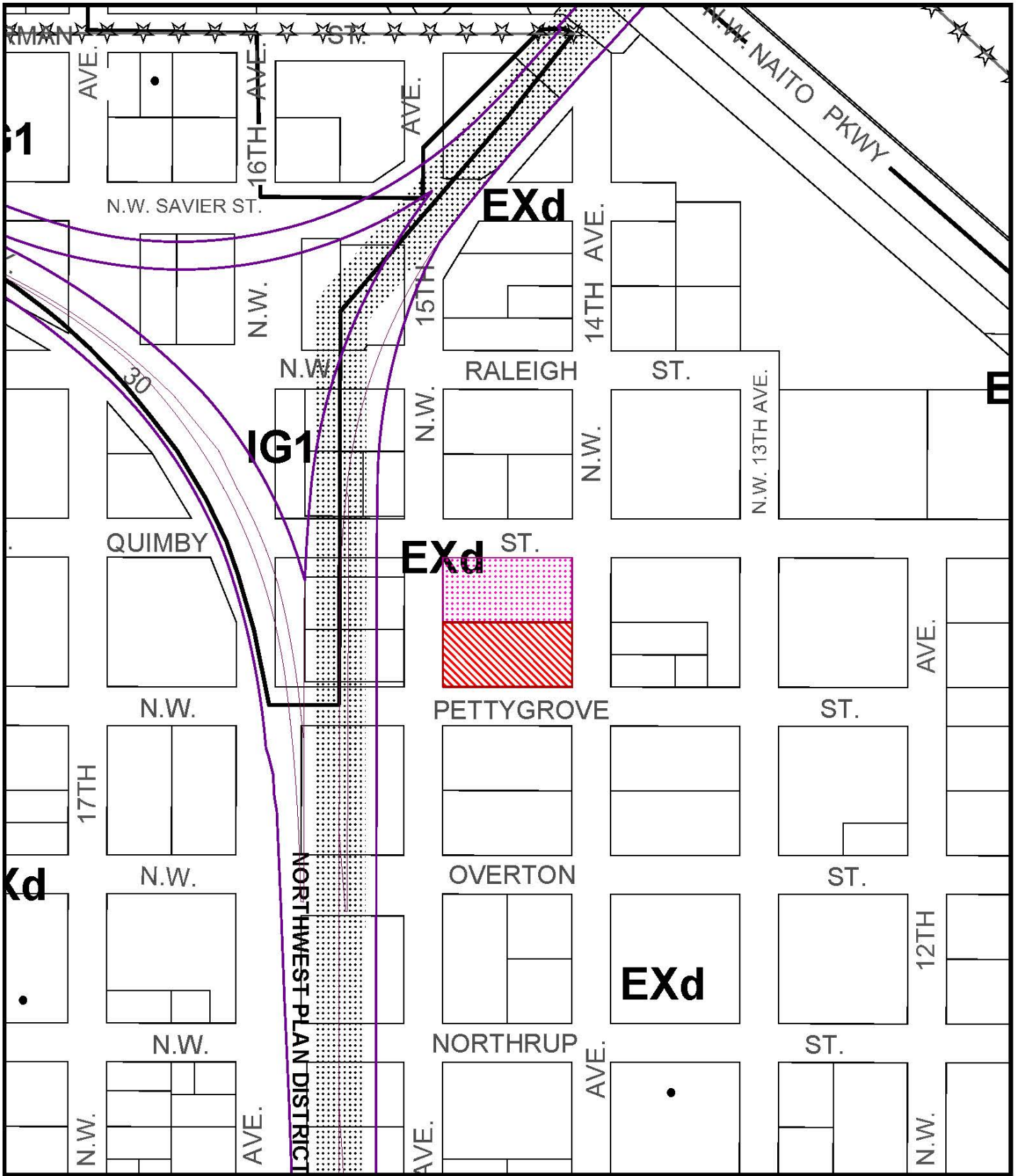
Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are:

- 33.825 Design Review
- 33.805 Adjustments
- River District Design Guidelines
- Central City Fundamental Design Guidelines

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 November 13, 2012 and determined to be complete on **December 27, 2012.**

Enclosures: Zoning Map, Site Plan/Roof Plan, First Floor Plan, Elevations



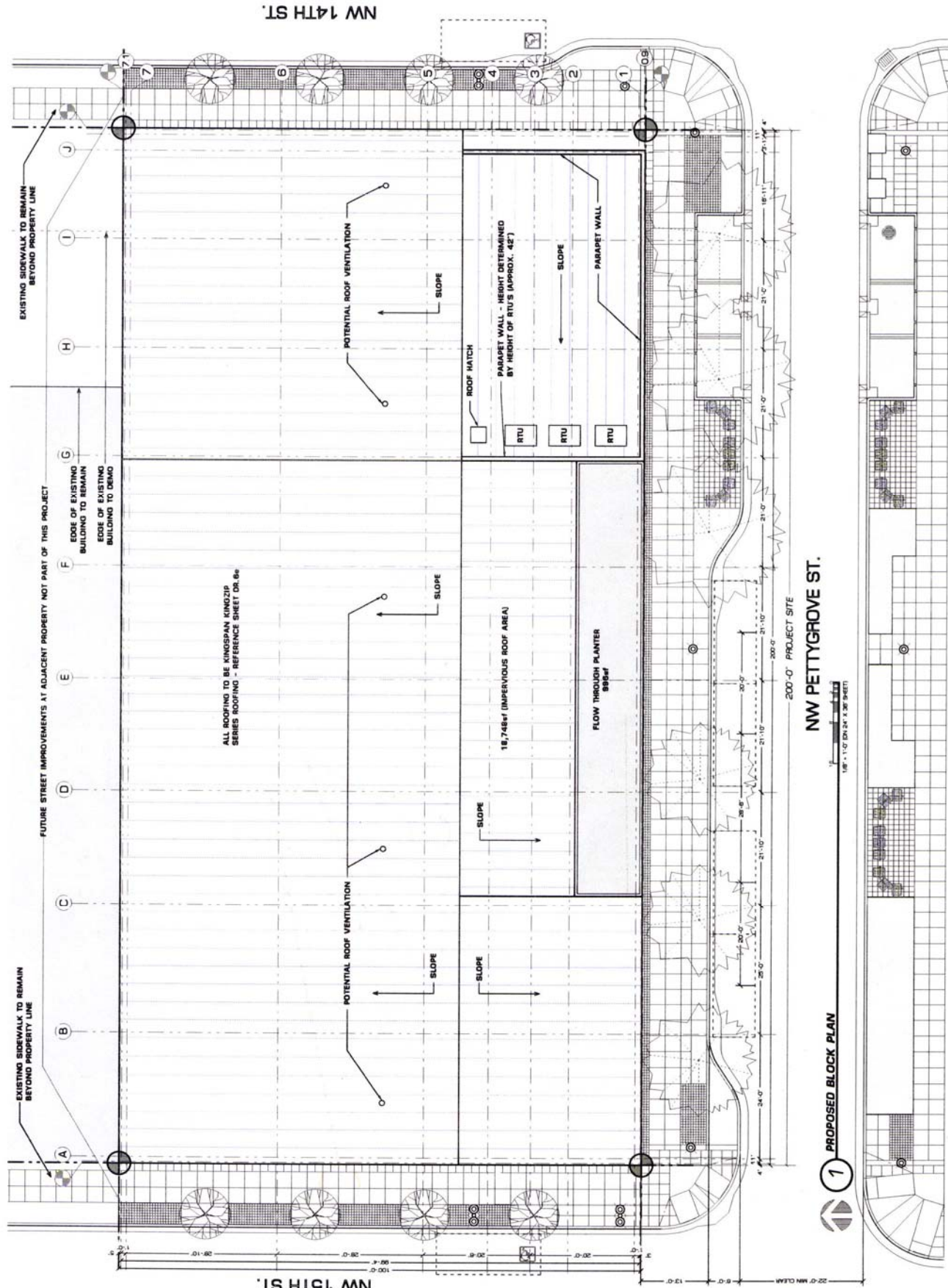
ZONING

-  Site
-  Also Owned



This site lies within the:
CENTRAL CITY PLAN DISTRICT

File No. LU 12-204811 DZ,AD
 1/4 Section 2928
 Scale 1 inch = 200 feet
 State_Id 1N1E33AA 600
 Exhibit B (Dec 27, 2012)

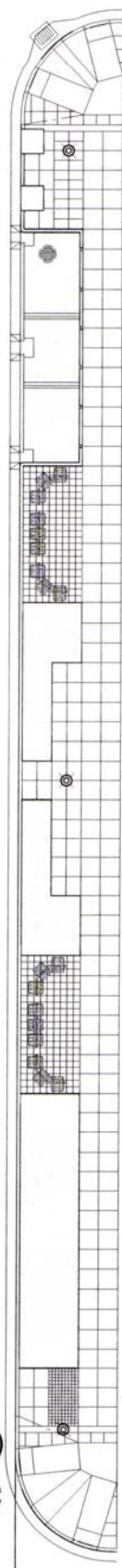


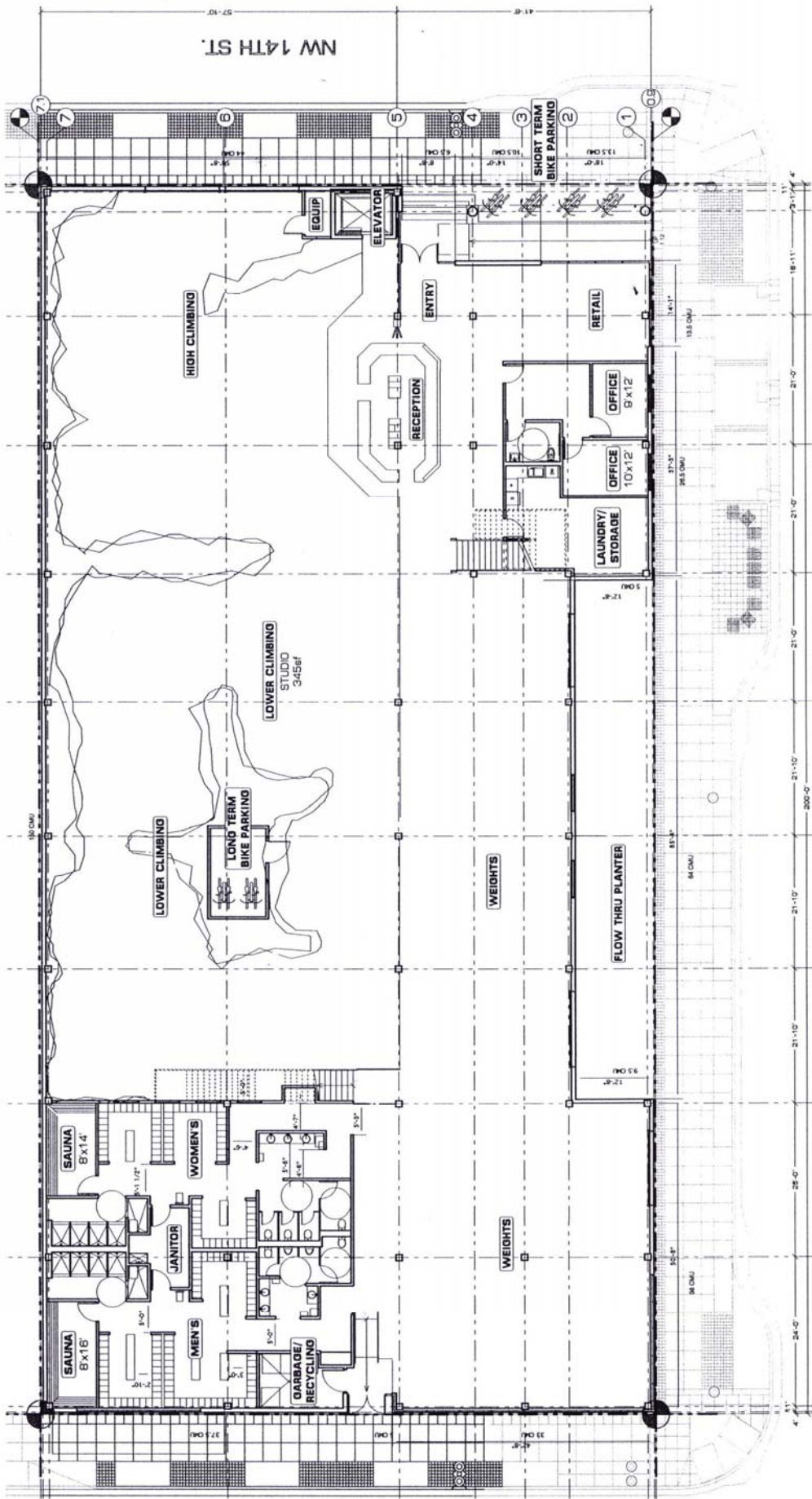
1405 NW 14TH Portland, OR 97209 PERMIT #12-204811 LU	PGP	DESIGN REVIEW	9 NOV 2012	RT 19 NOV 2012 RZ 19 DEC 2012	DR.7	SITE PLAN ROOF PLAN
PLANET GRANITE	PGP	DESIGN REVIEW	9 NOV 2012	RT 19 NOV 2012 RZ 19 DEC 2012	DR.7	SITE PLAN ROOF PLAN
FOSSLER ARCHITECTURE 1830 NW LOVEJOY STREET PORTLAND, OREGON 97209 503.241.9098	PGP	DESIGN REVIEW	9 NOV 2012	RT 19 NOV 2012 RZ 19 DEC 2012	DR.7	SITE PLAN ROOF PLAN

1 PROPOSED BLOCK PLAN

200'-0" PROJECT SITE
NW PETTYGROVE ST.

1/8" = 1'-0" (24" X 36" SHEET)





GROUND LEVEL PLAN

BUILDING CODE ANALYSIS

New Construction
 Building Type: Type III-B
 Building Height: 2 & 3 Floors - see elevations for varying heights (sheets DR.12 to DR.15). Min. building height: 36'-0"; Max. height: 60'-0"
 Sprinklers: Yes
 Alarm: Yes

NW PETTYGROVE ST.


ZONING CODE ANALYSIS

Zoning: Exd
 Use Category: Recreation Center
 Car Parking: None Required Due to Transit Service Available
 One Off-Street Loading Bay Required: Modification to 0 Requested thru Design Review
 Bike Parking: Long Term Spaces Required: 1 per 12,000 sq ft = 3
 Provided: 4 Spaces Inside

PLANET GRANITE
 1405 NW 14th
 Portland, OR 97209

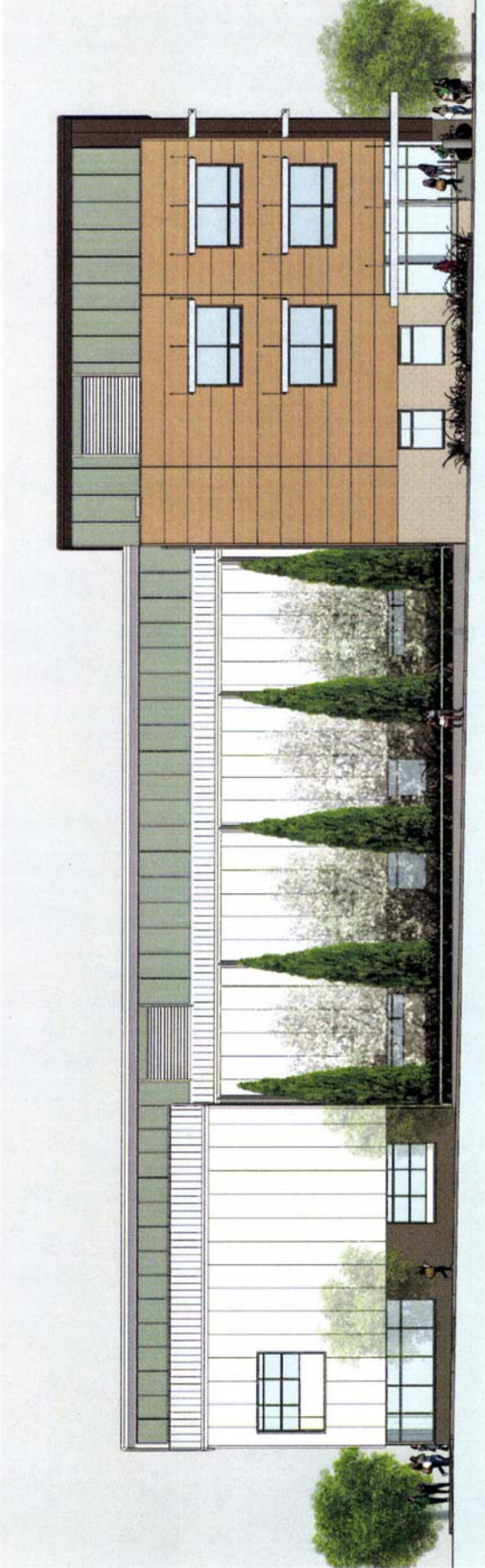
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RT 19 NOV 2012	RT 19 NOV 2012	RT 19 NOV 2012
R2 19 DEC 2012	R2 19 DEC 2012	R2 19 DEC 2012

DR.8	GROUND LEVEL PLA
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 <p>FOSTER architecture 1405 NW LOVEJOY STREET PORTLAND, OREGON 97209 503.241.8009</p>	<p>PLANET GRANITE 1405 NW 14th Portland, OR 97209 PERMIT #12-204811 LU</p>	<p>POP DESIGN REVIEW</p>	<p>9 NOV. 2012 R1 19 NOV. 2012 R2 19 DEC. 2012</p>	<p>DR.4 RENDERED ELEVATIONS</p>
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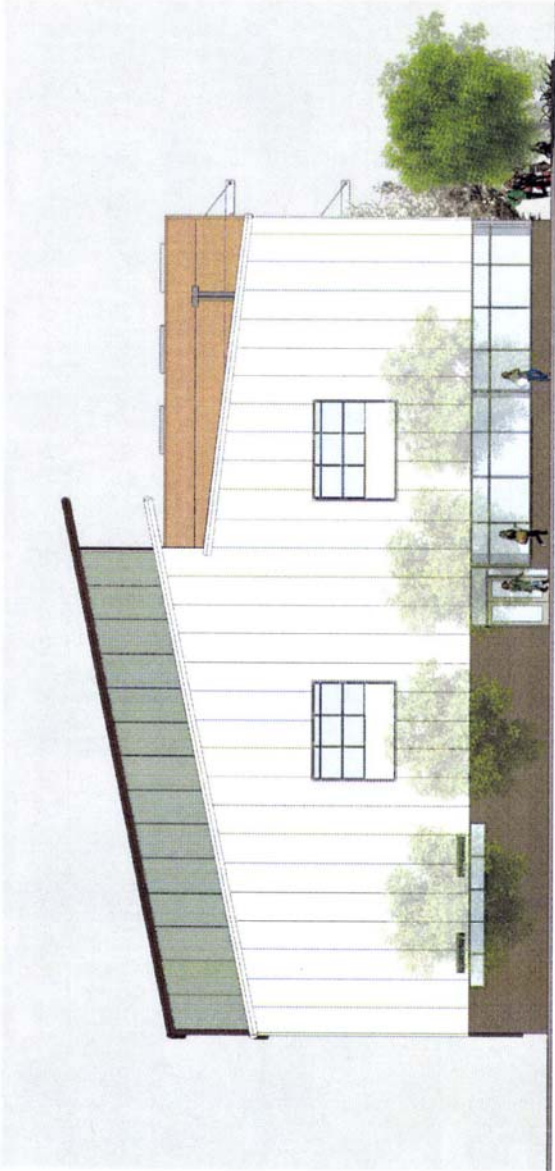


EAST ELEVATION

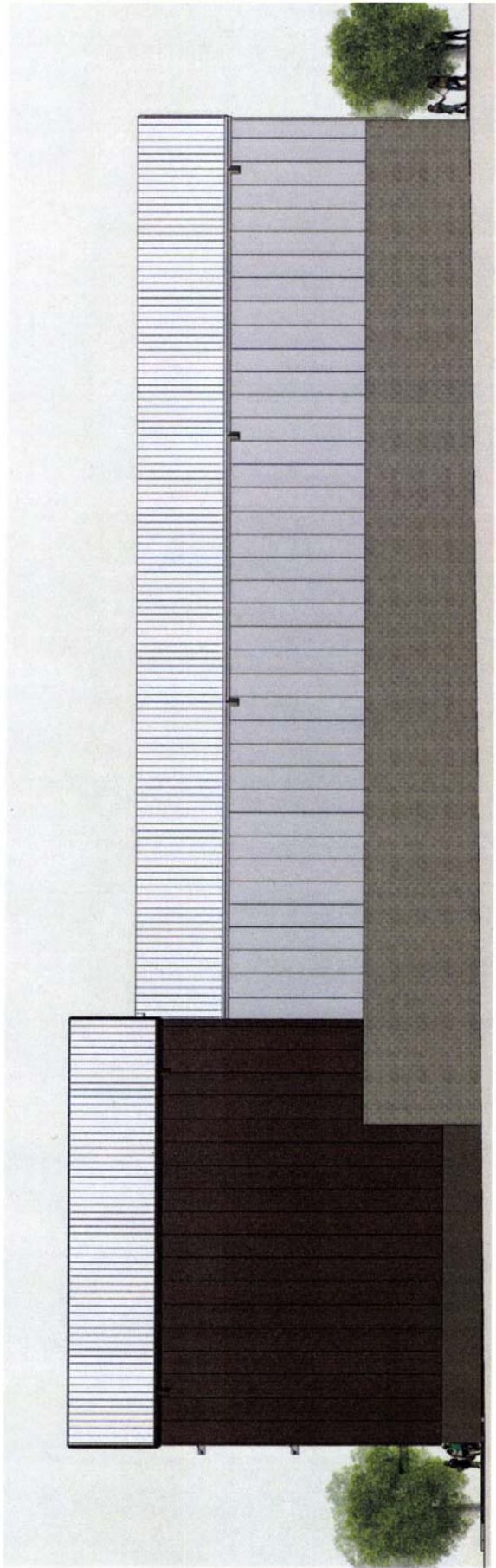


SOUTH ELEVATION

PLANET GRANITE 1405 NW 14th Portland, OR 97209 PERMIT #12-204811 LU		PGP DESIGN REVIEW	9 NOV 2012 RT 19 NOV 2012 RZ 19 DEC 2012	DR.4a RENDERED ELEVATIONS
Project		Date	Review	Sheet
Project		Date	Review	Sheet



WEST ELEVATION



NORTH ELEVATION