



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

Charlie Hales, Mayor  
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[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** February 13, 2013  
**To:** Interested Person  
**From:** Mark Walhood, City Planner 503.823.7806

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

**FILE:** 12-218235 DA, DESIGN ADVICE REQUEST  
Abigail Apartments – NW 13<sup>th</sup> & Raleigh  
**REVIEW BY:** Design Commission  
**WHEN:** Thursday, February 21, 2013 at 1:30pm  
**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 if you have questions regarding this process. Please contact the applicant if you have questions regarding any future development on the site.

**Applicant:** Isaac Johnson, (503) 977-5274 / Ankrom Moisan Architects  
6720 SW Macadam, Suite 100 / Portland, OR 97219

**Property Owner:** Hoyt Street Properties LLC  
1022 NW Marshall St #709 / Portland, OR 97209-2989

**Developer:** Brad Wiblin, Bridge Housing  
345 Spear Street, Suite 700 / San Francisco, CA 94105

**Site Address:** (Unaddressed) Large parcel north of NW Raleigh Street, west of NW 13<sup>th</sup> and 14<sup>th</sup> Avenues, and south of the rail corridor just west of NW Naito Parkway

**Legal Description:** COUCHS ADD, BLOCK 259&260 TL 700

**Tax Account No.:** R180220350

**State ID No.:** 1N1E28DD 700

**Quarter Section:** 2828

**Neighborhood:** Pearl District, contact Patricia Gardner at 503-228-3273.

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

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

**Design District:** River District Design District

**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 from the Portland Design Commission on conceptual plans for a new 6-story apartment building with 142 affordable and market rate units. A basement parking garage would include 84 parking spaces, and the ground floor would include 2,500 square feet of community space for residents. The site is part of a larger irregular parcel of approximately three acres at the north end of the Pearl District. Because the remainder of the property is vacant, the applicant intends to define the site as the trapezoidal 'block' of approximately 36,500 square feet at the northeast corner of the intersection of NW 13<sup>th</sup> Avenue and Raleigh Streets, as allowed by the Zoning Code.

The building includes two main volumes, including a rectangular mass at the west edge with a largely brick skin and a loading dock feature abutting an extension of NW 13<sup>th</sup> Avenue. The easterly portion of the building is connected to the west wing with a multi-level skybridge, and has a building skin largely made of metal panel. Colorful accent panels are proposed on both wings of the building. Interior courtyards are located at grade between the buildings, which further divides the spaces into a north and south courtyard. An east courtyard is located between the east wing and the adjacent rail corridor between the site and NW Naito Parkway.

Based on the project valuation, a Type III Design Review will be required. No modifications to development standards have been identified for feedback at this time.

**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 will be the Central City Fundamental Design Guidelines, and the River District Design Guidelines.

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

Development standards applicable to the project include at least the following development standards:

- 33.140, Employment and Industrial Zones;
- 33.248, Landscaping and Screening;
- 33.266, Parking and Loading; and
- 33.510, Central City Plan District.

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

*This application was submitted on December 21, 2013.*

#### **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 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 Historic Landmarks Commission or 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](http://www.ci.portland.or.us).

#### **Design Advice Request Results**

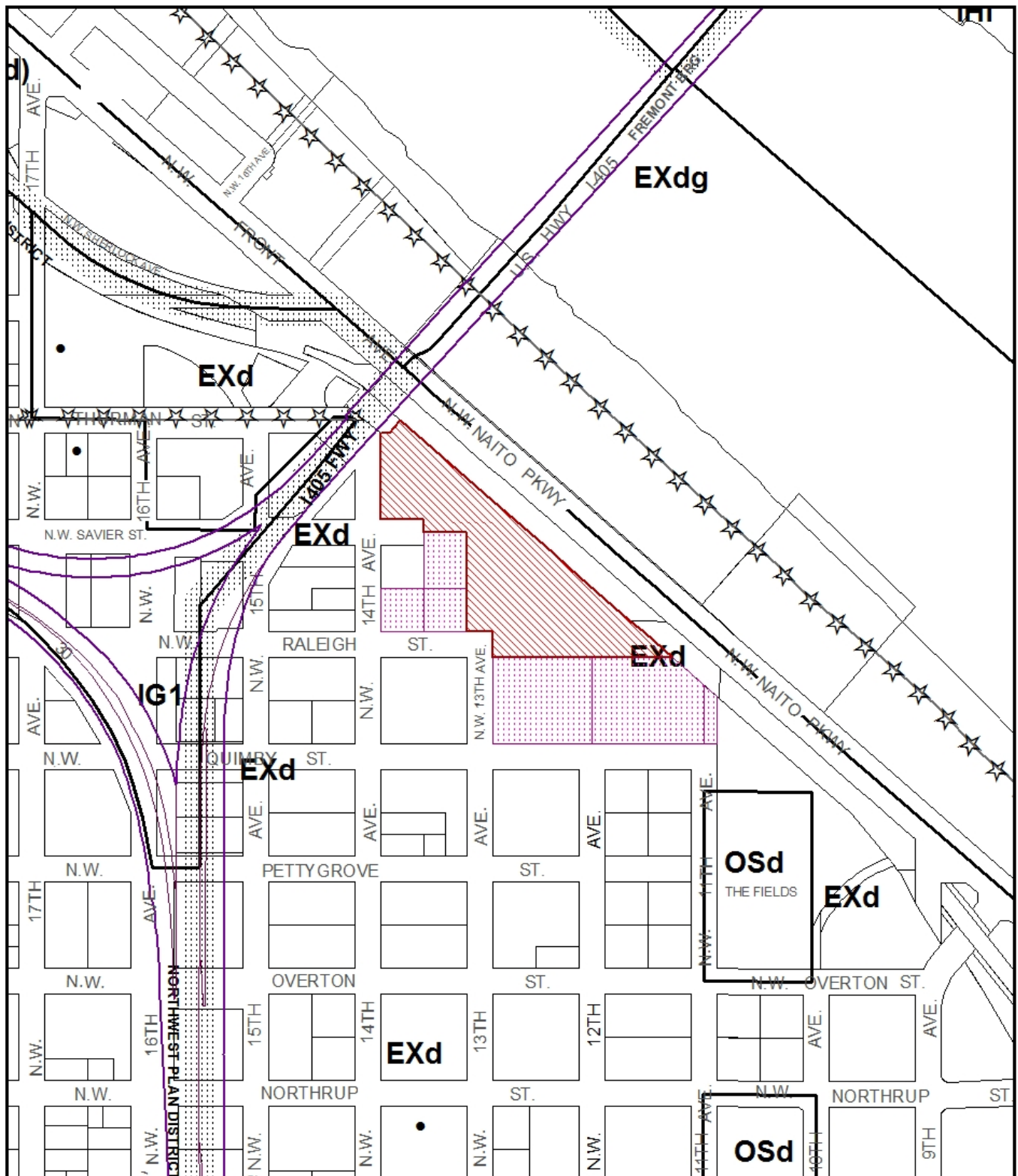
Design Advice Requests will provide informal, advisory response only. Responses received at the meeting may inform City staff when processing future land use reviews, but will not be considered a formal directive from the Commission. The Commission may offer future procedural or design direction, and 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](http://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 Context Sheet, Ground Floor Plan, West Elevation, South Elevation



# ZONING

Site  
Also Owned

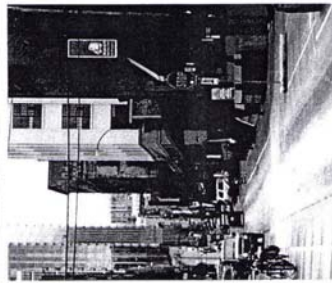
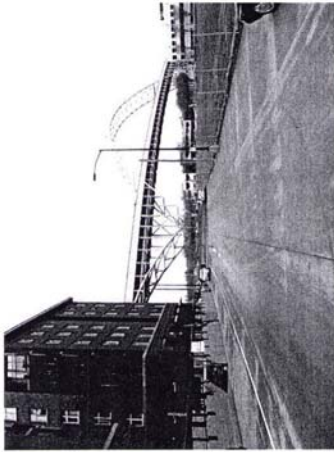


This site lies within the:  
CENTRAL CITY PLAN DISTRICT  
RIVER DISTRICT

File No. EA 12-218235 DAR  
1/4 Section 2828  
Scale 1 inch = 300 feet  
State\_Id 1N1E28DD 700  
Exhibit B (Dec 26,2012)

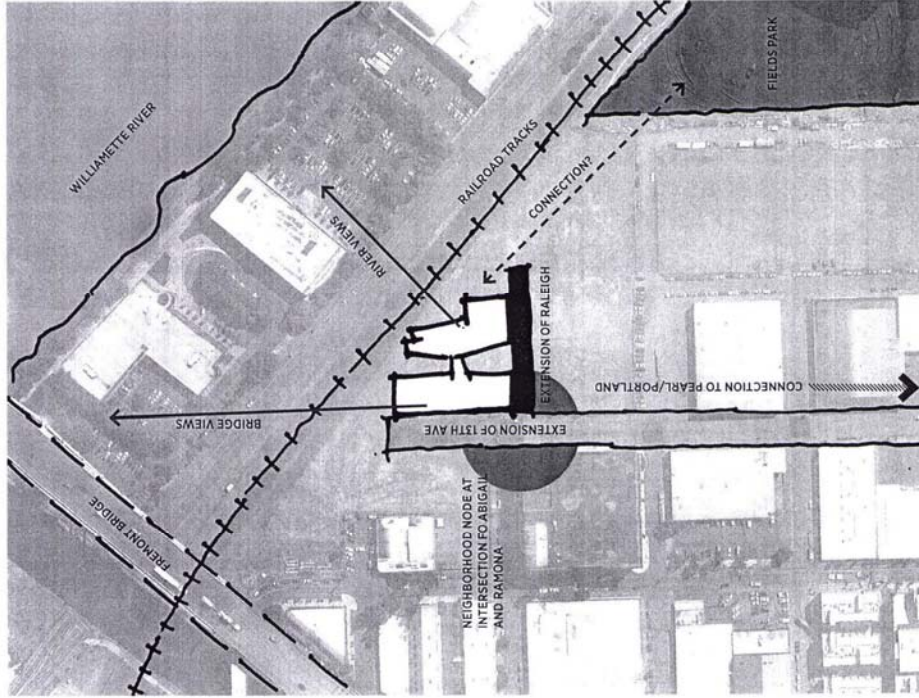


## C.5 Site Context



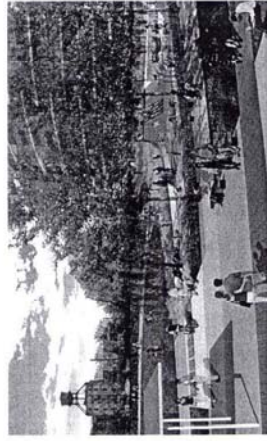
### NW 13th Ave

NW 13th Avenue main pedestrian corridor intended for loading docks with stairs and ramps in lieu of traditional sidewalks keeping with the character of the industrial warehouse of the historic district. The main entry to the building and the community room for the residents fronts 13th avenue and it is access from a raised dock.



### NW Raleigh

NW Raleigh as a green street that would link the public to open spaces with an enhance emphasis on pedestrian and bicycle traffic. The courtyard of the building will front NW Raleigh and will create a link to the future Fields Park with a combination of cobblestone and a tree line street.



### Fields Neighborhood Park

The park to be completed in 2013 will offer the community a space for small and large scale group gatherings as well as providing a place for strolling, playing and socializing. The park offers a spatial counter point to the surrounding dense urban landscape.

BRIDGE HOUSING  
ANKROM MOISAN ARCHITECTS, INC.

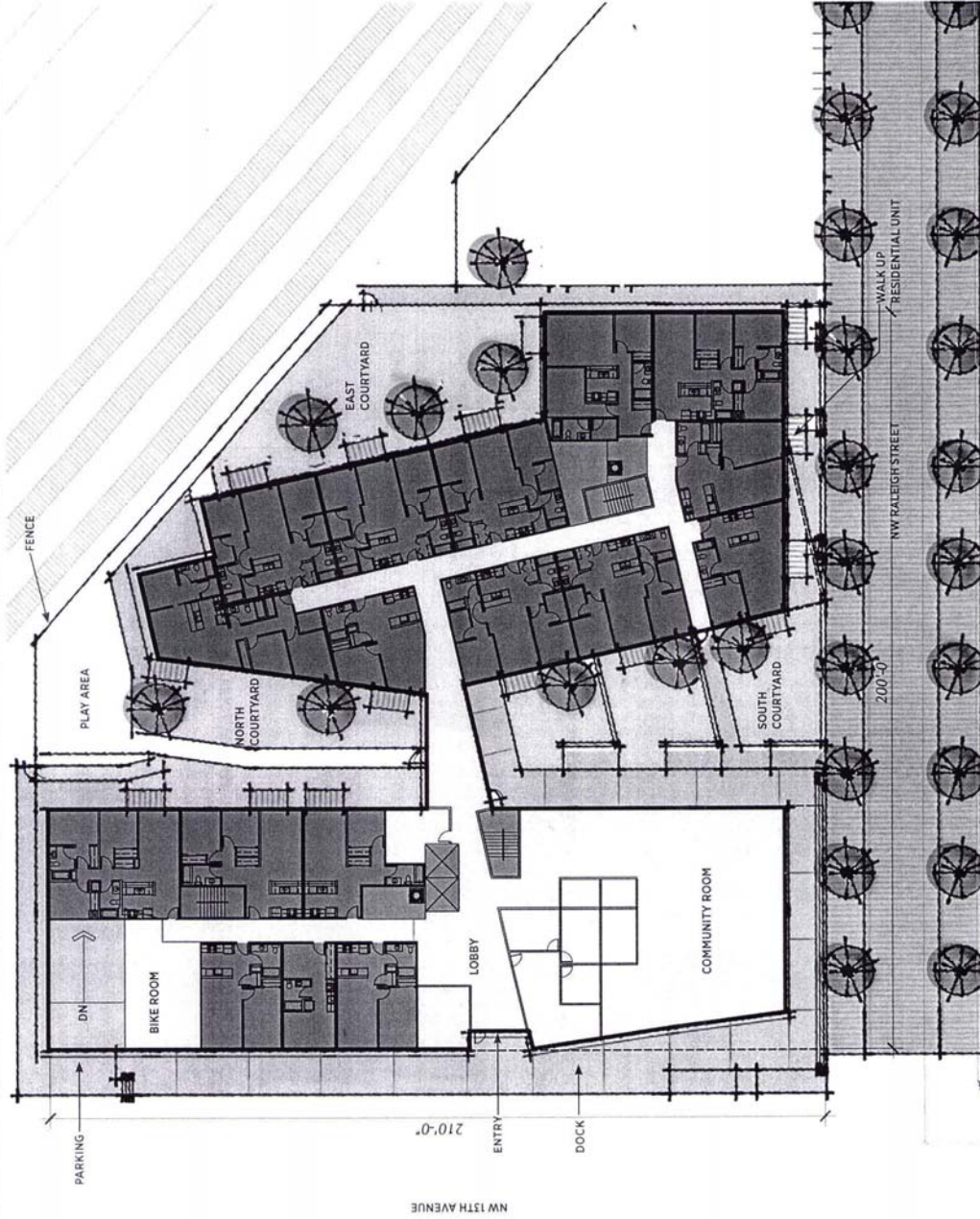
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EA 12-218235 DA

# C.7 Ground Floor Plan

ABIGAIL APARTMENTS / PORTLAND, OR



## Outdoor Spaces

Bridge element and shape of the building divides the green spaces into three distinct courtyards. South courtyard is open more public, connects to NW Raleigh pedestrian street. The north courtyard is private, secure and more protected courtyard with a fence along the railroad track and provides a play area for kids to play and a visual connection of the Fremont bridge. The east courtyard is private but not as protected, maybe a dog run, a garden for the residents.

## Program:

- 17 Residential Units
- Bike Room
- Community Room
- Play Area



1" = 30'-0"



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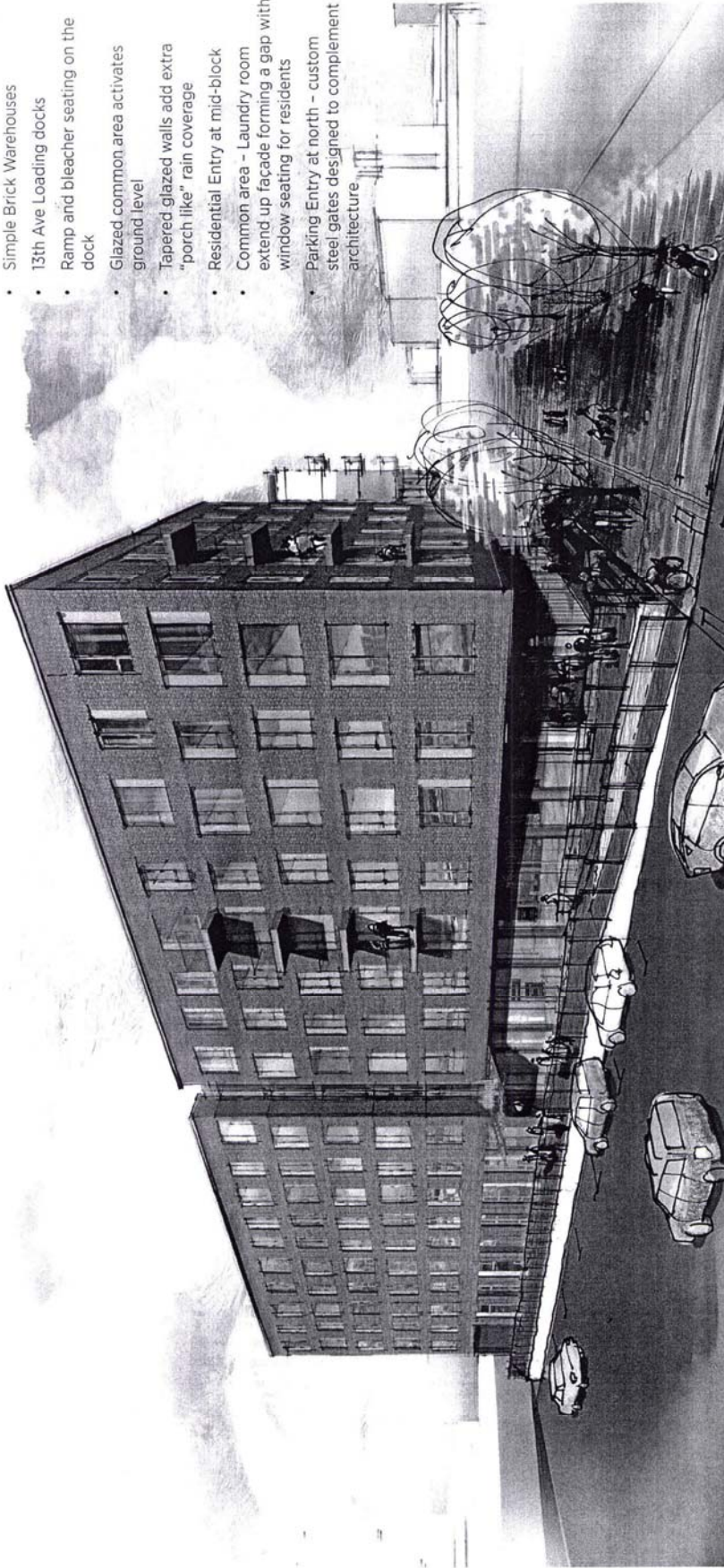


EA 12-218235 0A



West

- Inspired by historic brick structures along 13th Avenue
- Simple Brick Warehouses
- 13th Ave Loading docks
- Ramp and bleacher seating on the dock
- Glazed common area activates ground level
- Tapered glazed walls add extra "porch like" rain coverage
- Residential Entry at mid-block
- Common area - Laundry room extend up facade forming a gap with window seating for residents
- Parking Entry at north - custom steel gates designed to complement architecture



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EA 17-218235 DA

The Bridge

- Connects East/West
- Connects the residents
- Connects inside to outside
- Place to sit, relax, meet a friend, bump into a neighbor
- Everyday visual connection to the outdoor spaces
- Extension of commons areas through community
- Playful color
- Glazed transparent element



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