



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

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Date: March 14, 2013
To: Interested Person
From: Kara Fioravanti, Land Use Review
503.823.5892, kara.fioravanti@portlandoregon.gov

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

FILE: 13-106266 DA, DESIGN ADVICE REQUEST
Pearl District Block 15
REVIEW BY: Design Commission
WHEN: Thursday, April 4, 2013 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 if you have questions regarding this process. Please contact the applicant if you have questions regarding any future development on the site.

Applicant: Hoyt Street Properties LLC, Tiffany Sweitzer
1022 NW Marshall Street #270 / Portland, OR 97209-2989

Representative: boora architects, John Meadows
720 SW Washington Street, Suite #800 / Portland, OR 97205

Site Address: Full block bounded by NW Overton and NW Northrup Streets, between NW 10th and NW 11th Avenues

Legal Description: LOT 17, HOYT STREET YARDS NO 2; LOT 18, HOYT STREET YARDS NO 2; LOT 19, HOYT STREET YARDS NO 2; LOT 20, HOYT STREET YARDS NO 2

Tax Account No.: R405840900, R405840950, R405841000, R405841050

State ID No.: 1N1E34BB 02620, 1N1E34BB 02621, 1N1E34BB 02622, 1N1E34BB 02623

Quarter Section: 2928

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

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

Plan District: Central City - River District

Zoning: EXd, Central Employment with design overlay

Design District: Central City

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 a potential development of a 28-story mixed-use residential building on a full block site bounded by NW Overton and NW Northrup Streets, between NW 10th and NW 11th Avenues. The building will include 153 residential units of varying types and sizes. The ground floor will include parking, loading, 8,800 SF of retail, and the residential lobby. Parking for 171 vehicles is included on floors 1-3. Outdoor terrace spaces for the residents are included on floors 3 and 4.

Modification requests to applicable Zoning Standards may be necessary for:

- **Ground Floor Windows** at NW 11th - the Zoning Code standard, 33.140.230, requires a minimum length and area of windows at the ground floor of each street-facing façade. NW 11th does not appear to meet these minimum window requirements.
- **Height** of the tower - the Zoning Code standard, 33.510.205 C., allows the maximum building heights for this site to be increased if the amount of shadow cast by the proposed building on the adjacent open space (Fields Park) will be less than or equal to the shadow that would result from an allowed building constructed to the maximum height. The shadow cast by the proposed 350'-tall building casts a shadow on Fields Park that is more than what would be cast by a tower that is 225'-tall, which is the maximum allowed by the Zoning Code.
- **Ground Floor Active Use** at NW 11th - the Zoning Code standard, 33.510.225, requires the south half of the block to be designed to accommodate active uses. The south half of the block at NW 11th does not appear to meet this standard.
- **Minimum Active Floor Area** at NW 11th - the Zoning Code standard, 33.510.226, requires the full block to include at least 50% of the ground floor area to be active uses. The frontage at NW 11th does not appear to meet this standard.

Non-standard Improvements in the Right-of-Way:

“Non-standard” improvements in the right-of-way are subject to Design Review. Wood boardwalk material at the sidewalk surface is “standard” only for NW 10th from NW Johnson to NW Overton and into Fields Park. The proposal includes wrapping the wood boardwalk material at the sidewalk from NW 10th to NW Northrup for most of the Northrup frontage. The “non-standard” request for this project is to allow the wood boardwalk material at NW Northrup.

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 include: 33.140, Employment Zones; 33.420, Design Overlay Zone; 33.510, Central City Plan District; 33.825, Design Review; 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. If requested, Adjustments would be reviewed against 33.805.040, Adjustment Approval Criteria.

This application was submitted on January 17, 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 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

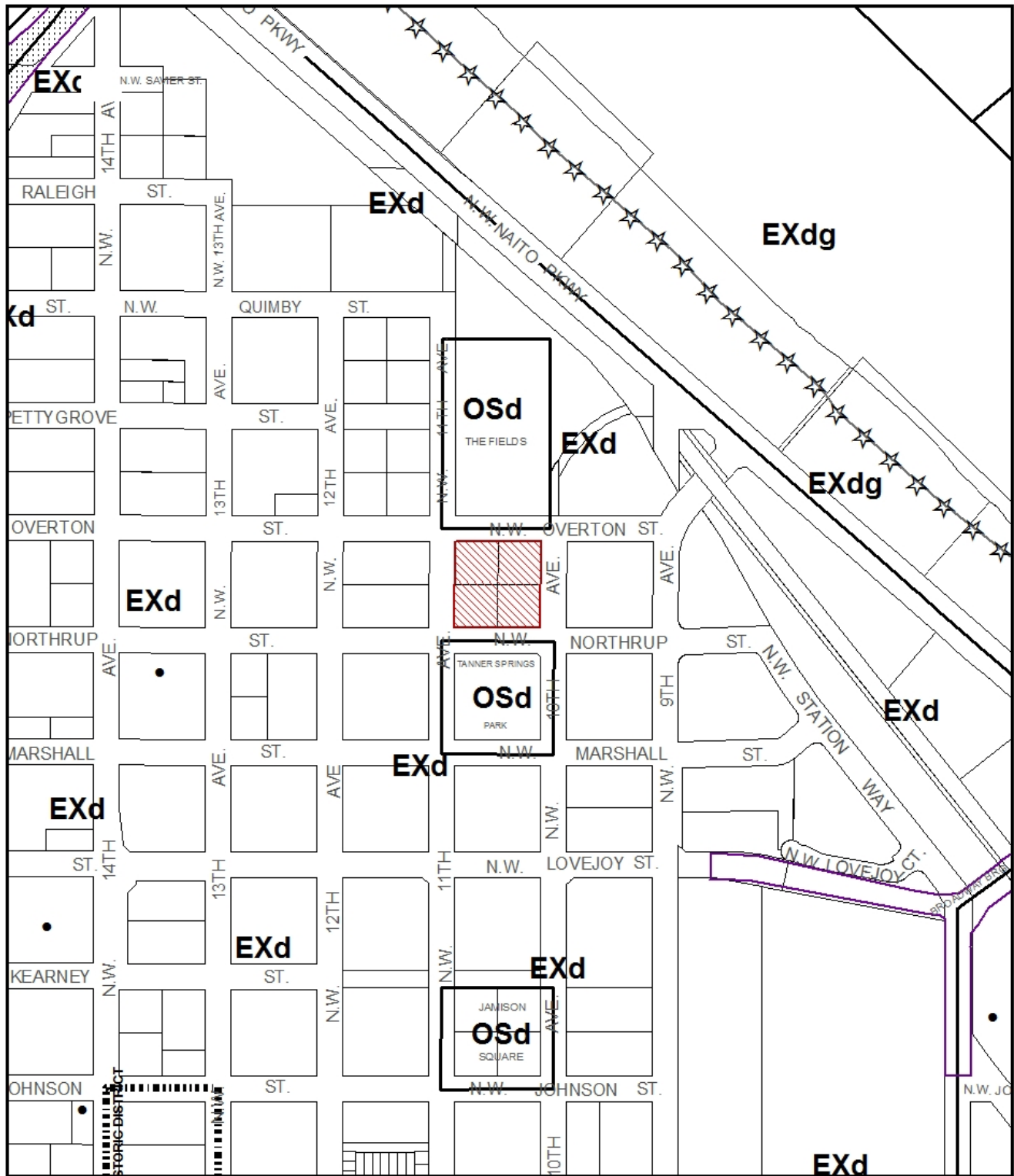
Design Advice Requests will provide informal, advisory response only. Responses received at the meeting may inform City staff when processing future land use reviews, but will not be considered a formal directive from the Commission. The Commission may offer future procedural or design direction, and 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, Drawings



ZONING



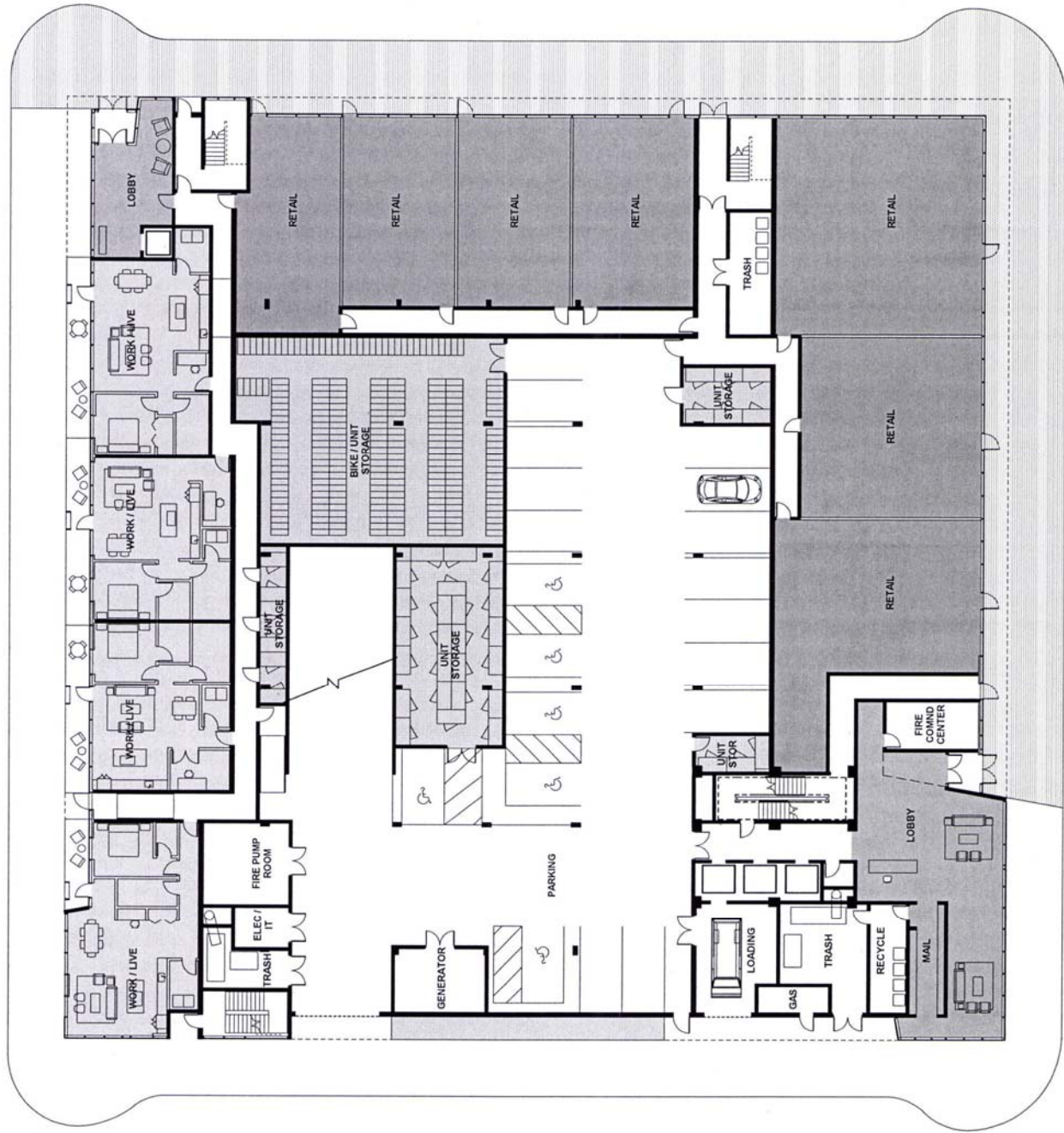
Site



NORTH

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

File No. EA 13-106266 DAR
1/4 Section 2928,2929
Scale 1 inch = 300 feet
State_Id 1N1E34BB 2620-2623
Exhibit B (Jan 18,2013)



Level 1

South Elevation

