



City of Portland, Oregon
Bureau of Development Services
Land Use Services

FROM CONCEPT TO CONSTRUCTION

Charlie Hales, Mayor
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: May 28, 2013

From: Hillary Adam, Land Use Services
503-823-3581 / Hillary.Adam@portlandoregon.gov

REQUEST FOR RESPONSE

Case File: LU 13-139762 DZM AD – Block 15
Early Assistance: EA 12-208906 PC, EA 13-106266 DA

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 Hillary Adam 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: June 21, 2013** (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: July 1, 2013**
- **A public hearing before the Design Commission is tentatively scheduled for July 11, 2013**

Applicant: John Meadows, Applicant
BOORA Architects Inc
720 SW Washington Suite 800
Portland, OR 97205

Tiffany Sweitzer, Owner
Block 15 LLC
1022 NW Marshall St Suite 270
Portland, OR 97209

Site Address: All of the block bounded by NW Overton St, NW Northrup St, 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: 2929

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

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.

Plan District: Central City - River District

Zoning: EXd – Central Employment with Design overlay

Case Type: DZM AD – Design Review with Modification and Adjustment requests

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 proposes a new 28-story building with 362,313 gross square feet, including:

- 152 residential units;
- 10,000 square feet of ground floor retail space, including 5 ground floor flexible spaces along NW Overton Street;
- 171 above-grade automobile parking spaces, contained within the building, as well as 238 long-term bicycle parking spaces and 11 short-term bicycle parking spaces.

The building consists of the 28-story point tower with a 4-story podium containing residential units and parking, with additional garden style residential units fronting the landscaped rooftop courtyard. Building materials will primarily be glass curtain wall with areas clad with fiber cement planks. Floor area is to be transferred within the site to allow the additional 2,313 square feet of floor area over the maximum.

The following Modifications are requested:

- **Ground Floor Windows in the EX Zone (33.140.230)** – The proposal does not meet the standard with regard to length and percentage along NW 11th.
- **Transit Street Main Entrance (33.140.242)** – The SW retail space is proposed to face NW 11th rather than the transit street (NW Northrup), as is required.
- **Height (33. 510.205 C)** – The Zoning Code allows the maximum building height 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 a building constructed to the maximum height allowed. 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 height allowed by the Zoning Code.

- **Ground Floor Active Uses (33.510.225)** – 50% of the south half of the block's street-facing façades must be designed to allow ground floor active uses. This standard is not met along NW 11th.

The following Adjustment is requested:

- **Number of Loading Spaces** – 33.266.310 requires one loading space meeting Standard A or two loading spaces meeting standard B. The applicant is proposing only one space meeting standard B, accessed from NW 11th.

Type III Design Review is required because the proposal is for a new construction project that meets the valuation threshold for a Type III design review in the Central City Plan District. A Modification review and an Adjustment review are also required because the proposal does not meet some of the standards outlined in the Portland Zoning Code for this zone district.

Approval Criteria:

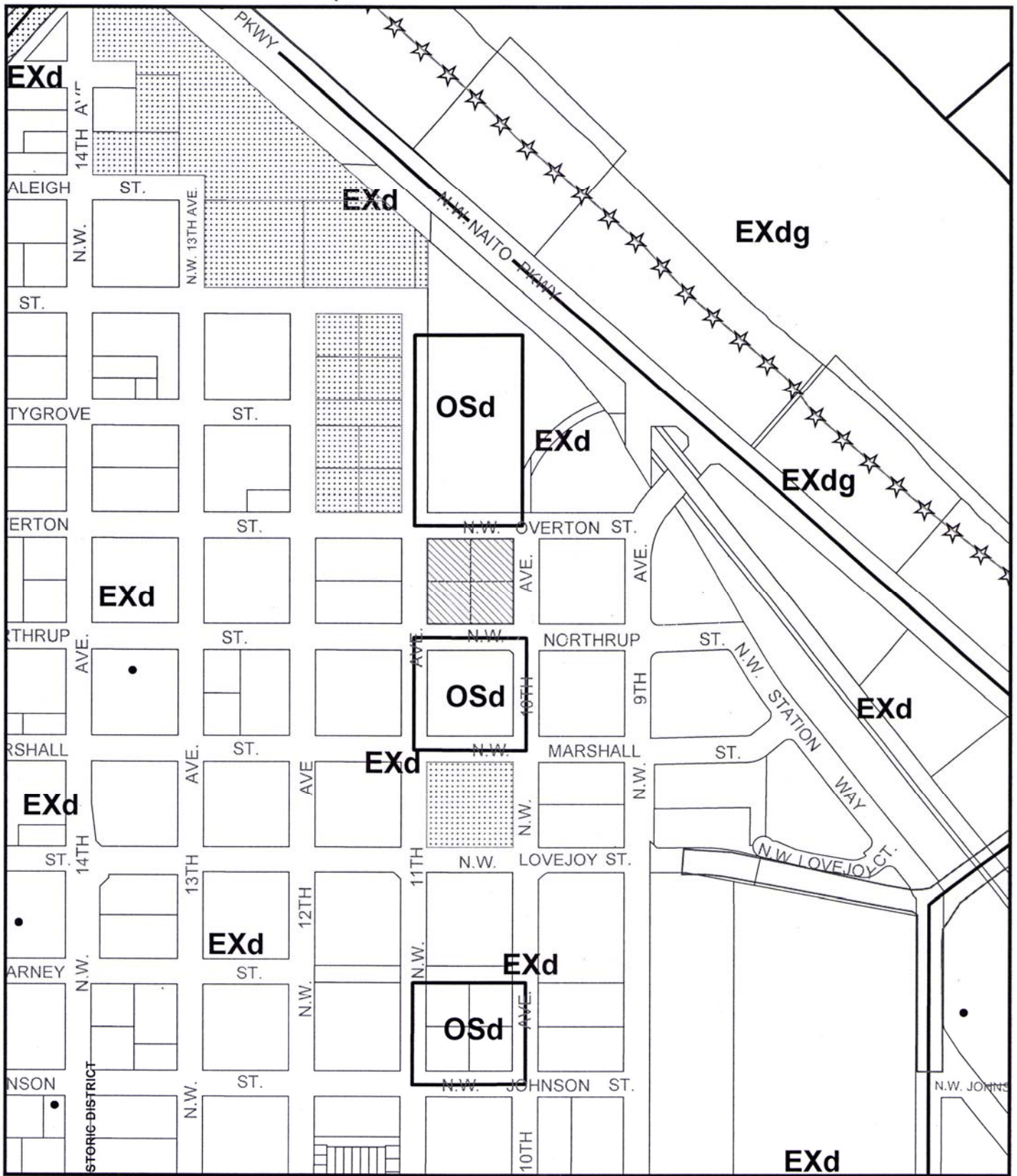
In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are:

- Central City Fundamental Design Guidelines
- River District Design Guidelines
- Modifications That Will Better Meet Design Review Requirements (33.825.040)
- Adjustments Approval Criteria (33.805.040)

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 April 16, 2013 and determined to be complete on May 7, 2013.

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, Rendering, Ground Floor Plan, Level 2 Plan, Level 3 and 4 Plans, Level 5-13 and 14-25 Plans



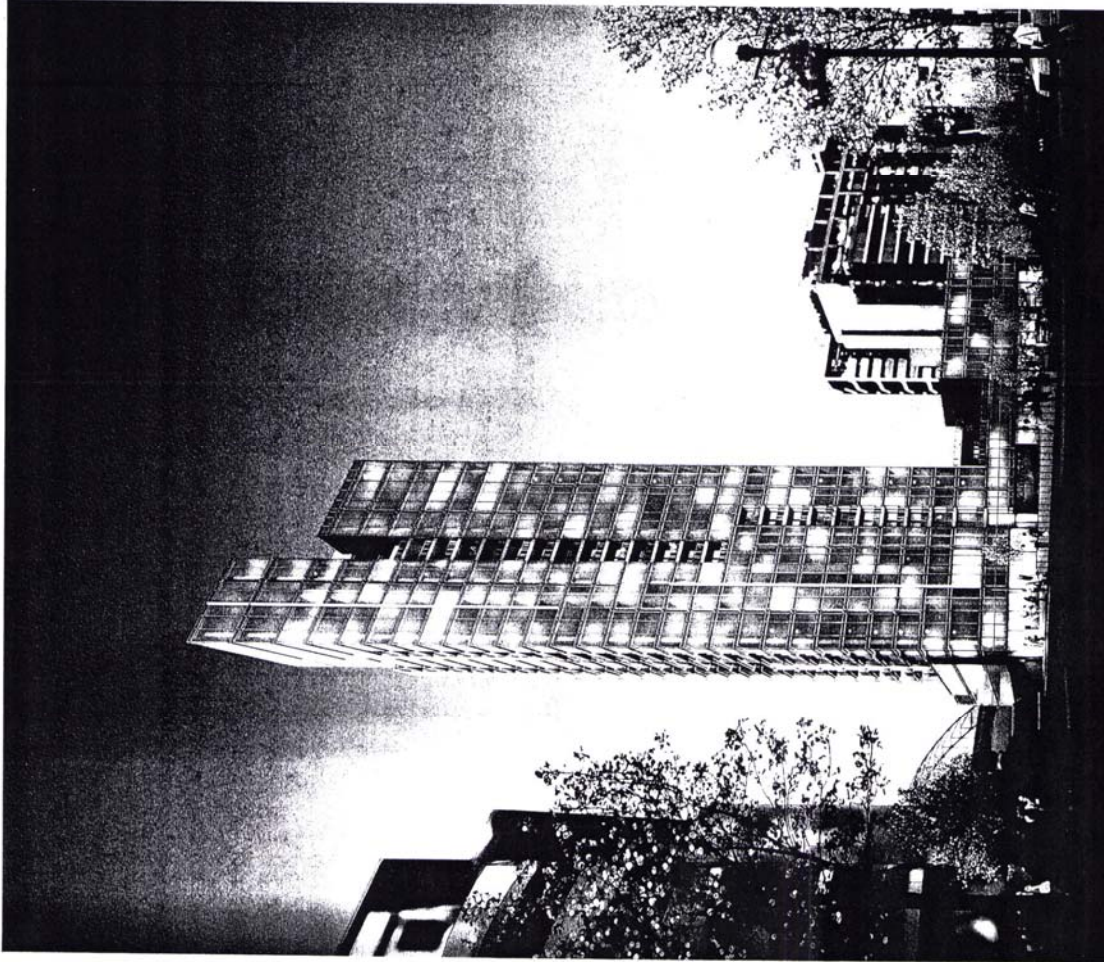
ZONING

-  Site
-  Also Owned
-  Historic Landmark



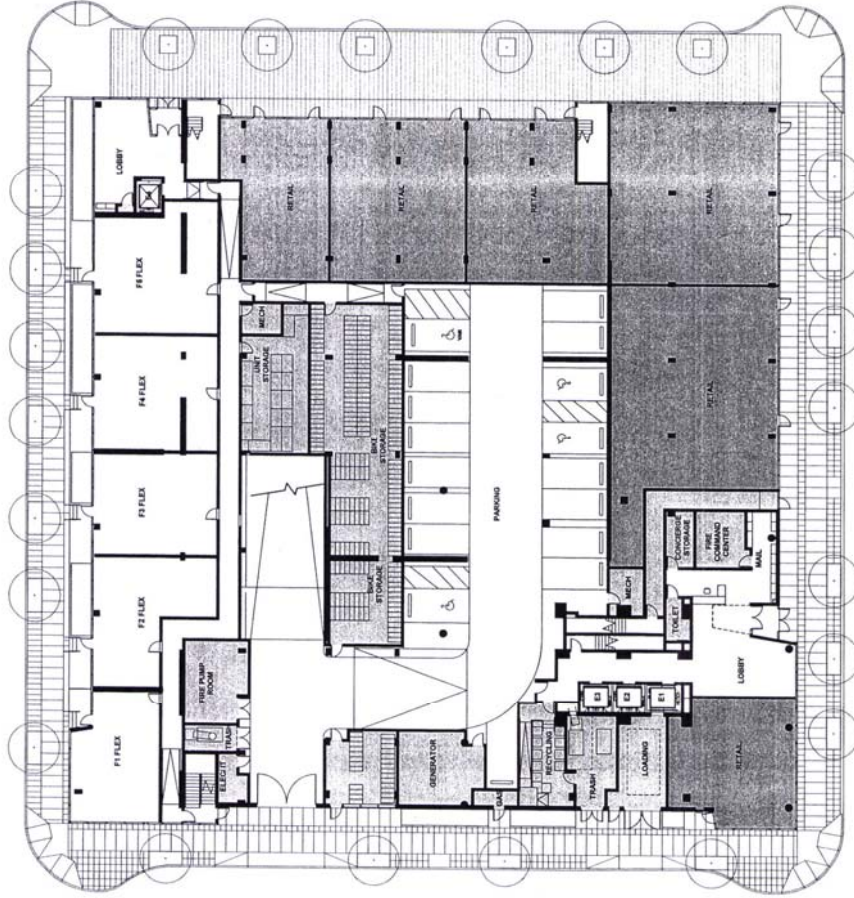
This site lies within the:
CENTRAL CITY PLAN DISTRICT
RIVER DISTRICT

File No. LU 13-139762 DZM,AD
 1/4 Section 2928,2929
 Scale 1 inch = 300 feet
 State_Id NONE
 Exhibit B (Apr 22,2013)

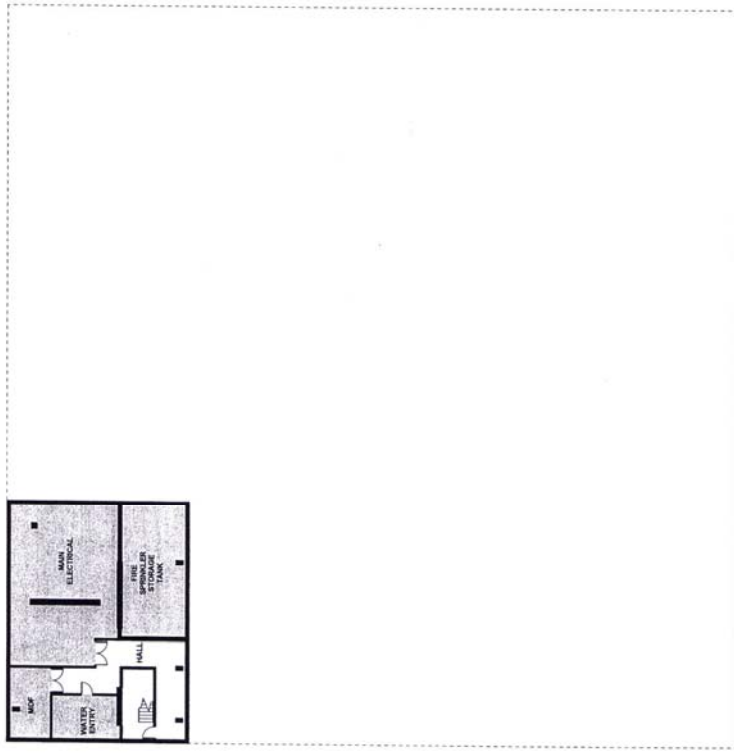


Perspective from NW 10th and Northrup
Renderings

Ground Floor Plan



Basement Level

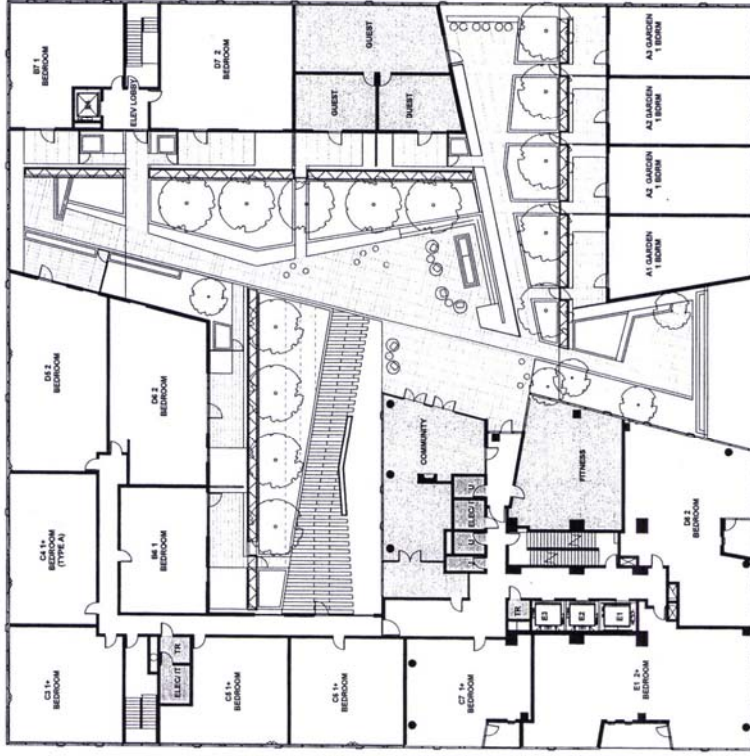


Residential Lobby/Common Retail Outdoor Landscape
 Service/Storage, Typ.

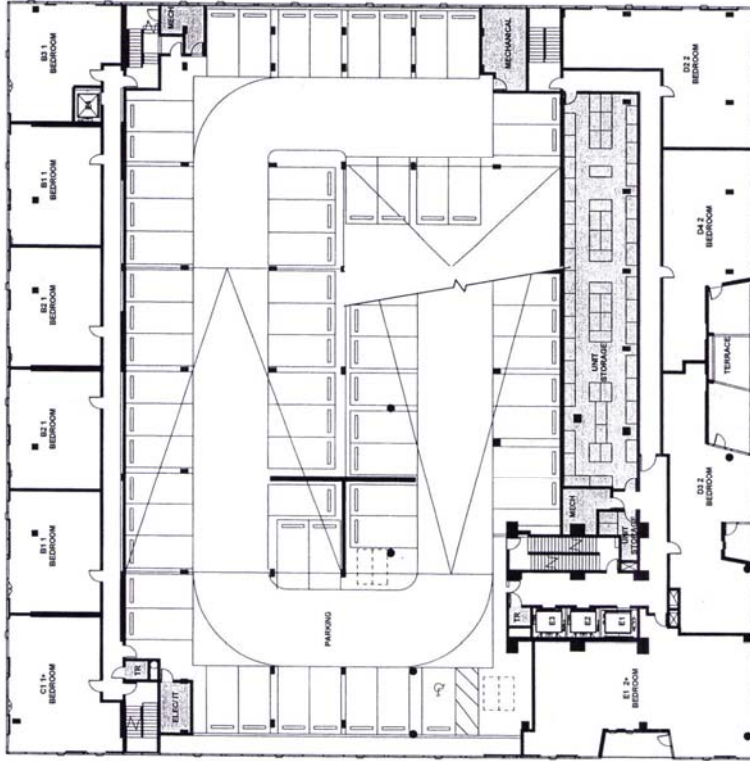
① Scale: 1/32" = 1'-0"

HOYT, BLOCK 15 - DRAFT
boora

Level 04 Plan



Level 03 Plan



① Scale: 1/32" = 1'-0"

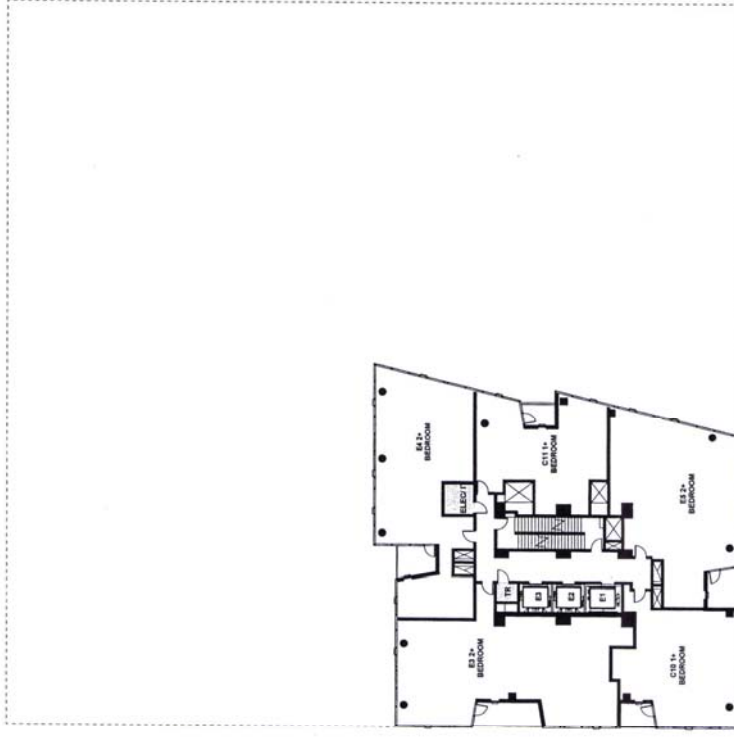
Residential Lobby/Common
Retail Service/Storage, Typ.
Outdoor Landscape

FILE # LU 13-139762 DAM AD
July 11, 2013

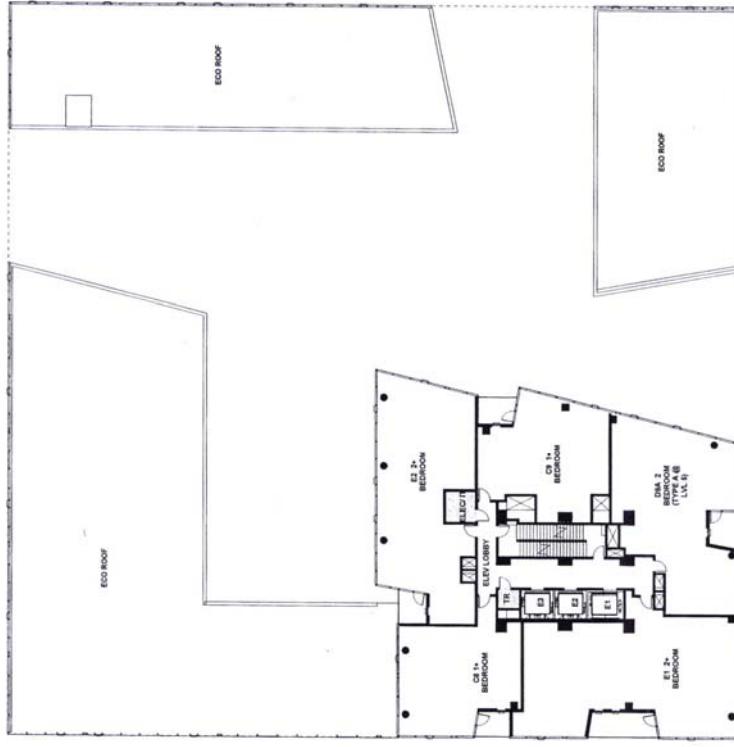
exhibit C.30

Building Plans

Typical Upper Tower (Levels 14-25)



Typical Lower Tower (Levels 5-13)



Residential Lobby/Common
Retail
Service/Storage, Typ.
Outdoor Landscape

Scale: 1/32" = 1' 0"