

CASE FILE: EA 13-106862 DA **Pearl Block 17, Apartments**
REVIEW BY: Design Commission
WHEN: June 6, 2013 @ 1:30pm
WHERE: 1900 SW 4th Ave., Rm 2500A Portland, OR 97201

*** To learn more about the Design Advice Request process and how you can provide comments to the Commission and/or engage the neighborhood contacts (listed below) to provide comments to the Commission, please visit <http://www.portlandonline.com/bds/index.cfm?c=36648&a=116209>

Location: NW 11th, 12th, Overton and Pettygrove

Zoning/Designation: CXd, Central Commercial with design overlay, the site is within the River Subdistrict of Central City Plan District

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

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

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

Northwest District, contact John Bradley at 503-313-7574.

Review Requested: Design Advice Request (DA) - a voluntary review that allows the Commission to provide early feedback on a development proposal, prior to the required Design Review.

Proposal: This project is a high rise rental residential project, with 280 apartment units. 219 parking spaces are provided in a two level below grade parking structure. Due to 10 foot site slope down to the west, the parking garage daylighted at NW 12th. The gross building area is 335,270 square feet with an FAR of 281,020 square feet, approximately 7:1 FAR. 63 apartment units are housed in a five story low rise unit along NW 11th and 217 apartment units are housed in a 16 story tower with a height of approximately 178 feet.

Modifications/Adjustments to Zoning Code: The proposal does not meet some Zoning Code standards – (1) ground floor windows at NW 12th, (2) one loading space instead of the 2 required, and (3) 7'-6" parking stalls, which are narrower than the required 8'-width.

*** To view project information, please visit the Design Commission Agenda <http://efiles.portlandoregon.gov/webdrawer.dll/webdrawer/rec/4963598/view/Design%20Commission%20-%20Agenda.PDF> and click on the link at the top of the first page.***

Approval Criteria: In order to be approved during the required Design Review, this proposal must comply with applicable approval criteria: *River District & Central City Fundamental Design Guidelines, Adjustments 33.805, and Modifications 33.825.040.*

Further information is available from the Bureau of Development Services. Please contact Kara.Fioravanti@portlandoregon.gov, or 1900 SW Fourth Ave., Suite 5000, Portland, OR 97201.

The Bureau of Development Services is committed to providing equal access to information and hearings. If you need special accommodations, please call 503-823-7300 (TTY 503-823-6868).



GENERAL INFORMATION ABOUT THE DESIGN ADVICE REQUEST PROCESS

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 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

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.