



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

FROM CONCEPT TO CONSTRUCTION

Charlie Hales, Mayor
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Date: June 17, 2013

From: Mark Walhood, City Planner
503-823-7806 / mark.walhood@portlandoregon.gov

REQUEST FOR RESPONSE

Case File: LU 13-147922 DZM AD – Janey II Apartments
Pre App: PC # 12-173395

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 Mark Walhood 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: July 3, 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 8, 2013**
- **A public hearing before the Design Commission is tentatively scheduled for Thursday July 18, 2013 @ 1:30 pm**

Applicant: Marcus Lima (503) 224-9656
 GBD Architects Inc.
 1120 NW Couch St. Suite 300
 Portland, OR 97209

Property Owner: 315 NW 11th LLC 50% and HFTB LLC 50%
 Attn.: Peter Stott
 2775 SW Old Orchard Rd.
 Portland, OR 97201

Site Address: 315-317 NW 11TH AVE

Legal Description: BLOCK 78 LOT 1&4, COUCHS ADD
Tax Account No.: R180207180, R180207180
State ID No.: 1N1E33DA 02900, 1N1E33DA 02900
Quarter Section: 3028, 3029

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.

Zoning: **EXd** (Central Employment base zone with Design overlay zone), **Central City plan district, River District subdistrict**

Case Type: **DZM AD** (Design Review with Modifications and Adjustment)

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 has proposed the development of a new nine-story mixed-use building, to be known as the Janey II. The proposal is for a quarter-block site at the northwest corner of the intersection of NW 11th Avenue and Everett Street, directly east of the recently-completed quarter-block Janey Apartments. An existing one-story 1906 warehouse building on the site will be demolished.

The proposed building includes eight stories with 62 market-rate apartments over a ground floor residential lobby, retail space, and covered resident parking. The ground floor retail is approximately 2,500 square feet, and oriented to entries facing NW Everett Street. A residential lobby is located on the west end of the site, also facing NW Everett Street, and the covered parking area accommodates 47 vehicles with a mechanized vertical car parking system. There are exterior decks on the second floor for individual units facing NW Everett, as well as a fitness room and exterior decks on the same level facing north. Eighth-floor units also include exterior decks facing NW Everett Street, and a rooftop amenity room and outdoor terrace provides tenants with views of the surrounding neighborhood.

Exterior building materials include a light palette of buff-colored masonry, two colors of metal panel material, and metal clad wood windows with projecting aluminum sunshades. The sunshades and fixed windows are a dark bronze color, with terra cotta-colored operable window sashes on the upper floors. Exterior deck railings and rooftop terrace railings are clear glass. Both the north-facing second floor decks and the primary rooftop have extensive eco-roof plantings. At the ground floor retail and lobby spaces there are projecting steel canopies with exposed wood soffits, and metal storefront window systems with a stained concrete sill below.

Because of the project valuation and Central City location, the proposal requires a Type III Design Review. Concurrently, the applicant has requested the following three additional reviews:

1. An Adjustment to allow parking access onto NW 11th Avenue, a Parking Access Restricted Street (Map 510-9);
2. A Modification through Design Review to reduce the minimum length of Ground Floor Windows along NW 11th Avenue from 50' to 38' (33.140.230); and
3. A Modification through Design Review to reduce the amount of Ground Floor Active Use Area along NW 11th Avenue from 50' to 38' (33.510.225).

Approval Criteria:

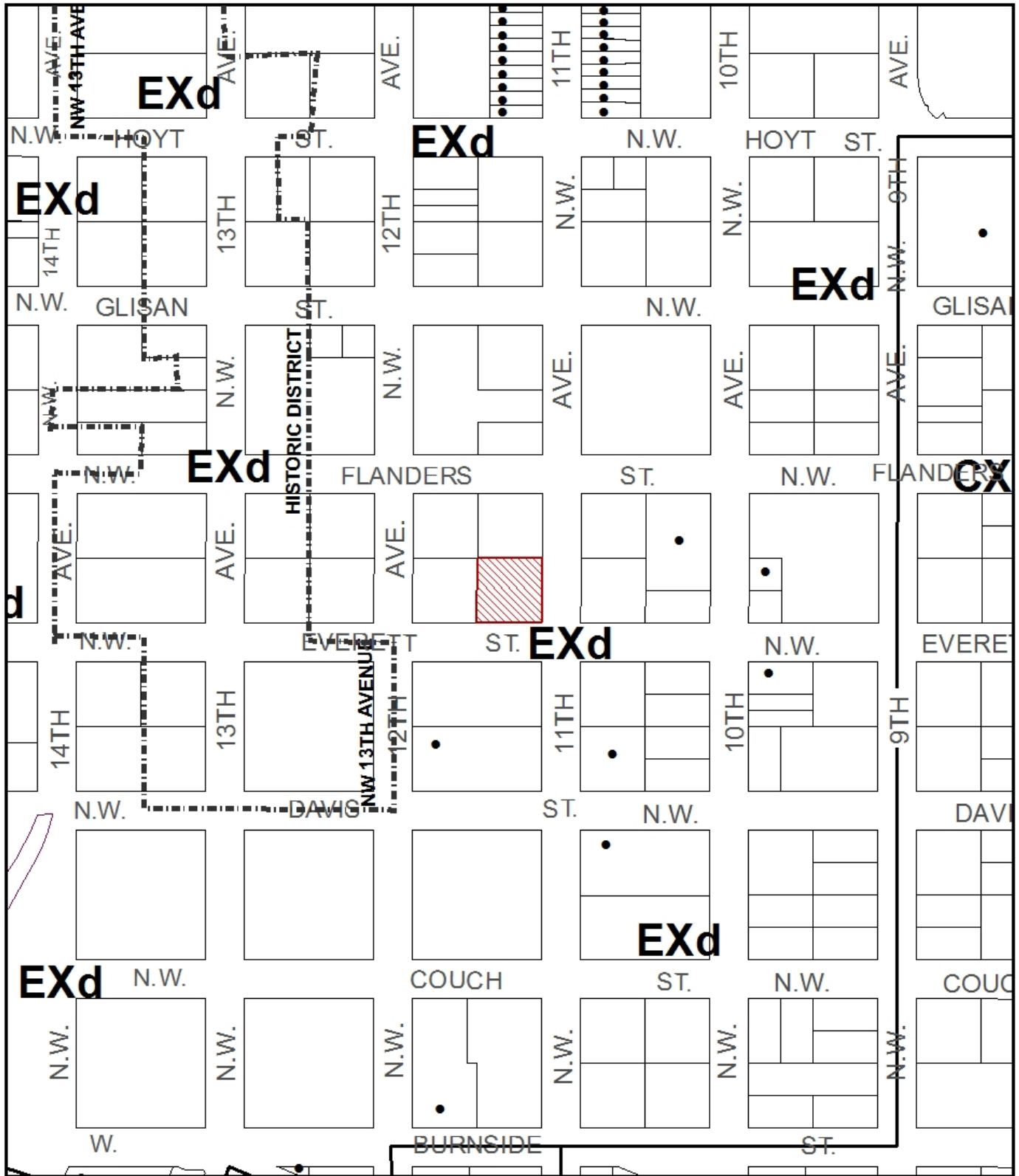
In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are:

- The *Central City Fundamental Design Guidelines*;
- The *River District Design Guidelines*;
- 33.805.040.A-F, Adjustment Approval Criteria; and
- 33.825.040.A-B, Modifications.

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 May 3, 2013 and determined to be complete on June 10, 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, Site Plan, South Elevation, North Elevation, East Elevation



ZONING



Site



Historic Landmark



NORTH

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

File No. LU 13-147922 DZM,AD

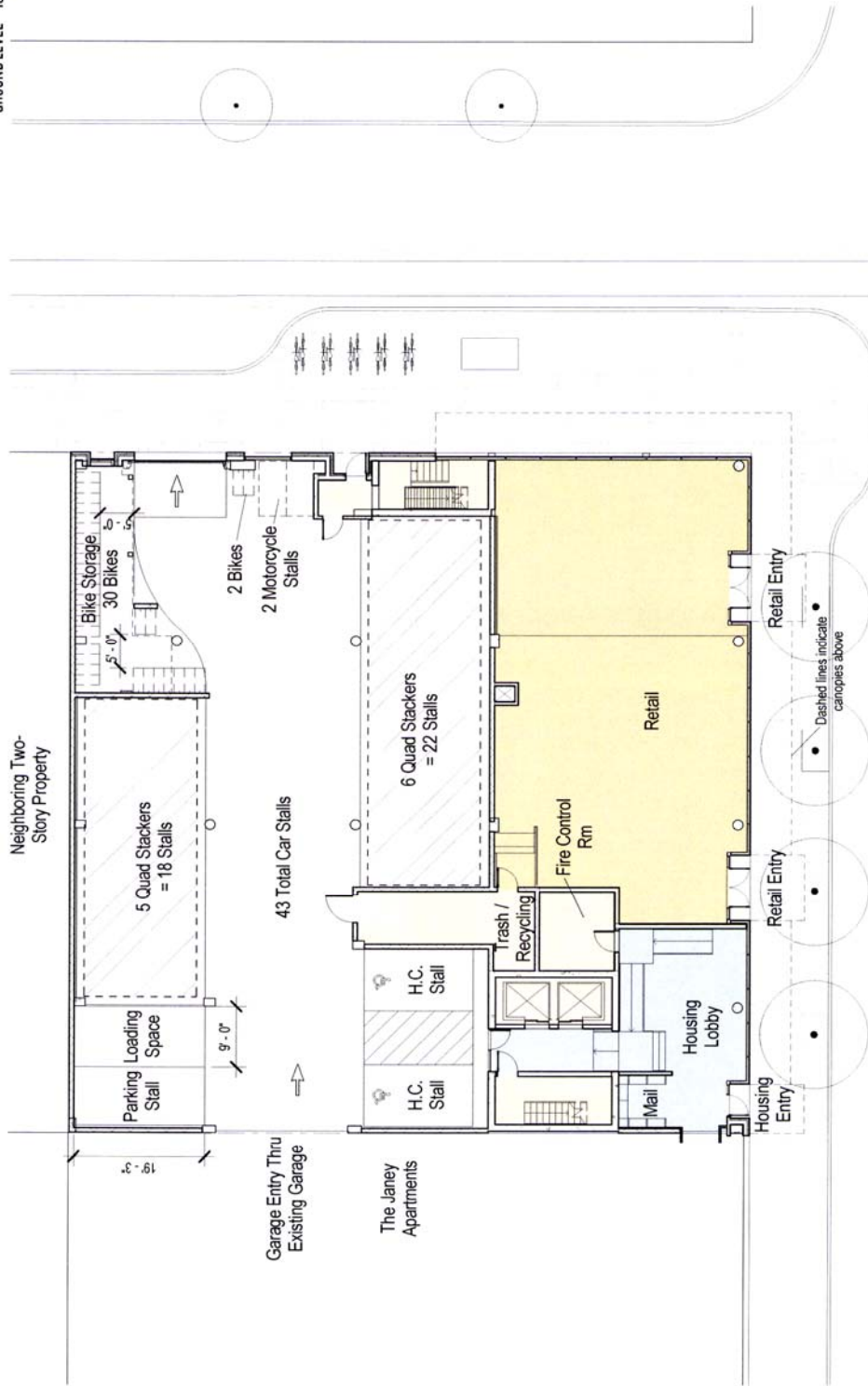
1/4 Section 3028

Scale 1 inch = 200 feet

State_Id 1N1E33DA 2900

Exhibit B (Jun 14, 2013)

GROUND LEVEL = 10,000 SF

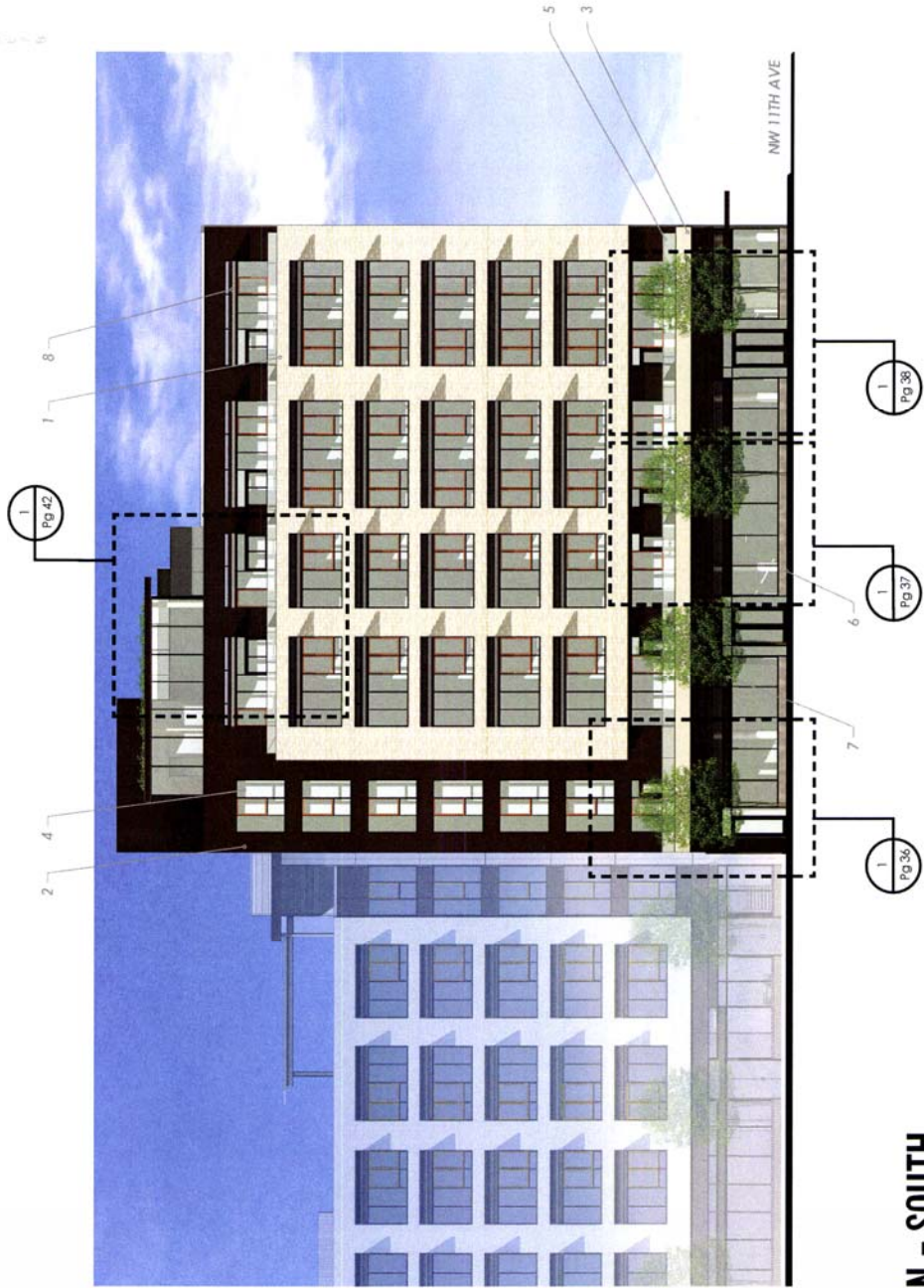


LU 13-147927 021 AD

GROUND LEVEL FLOOR PLAN

Material Legend

- 1 Light Beige Façade
- 2 Pink Alumi. Façade - Dark
- 3 Grey Alumi. Façade - Light
- 4 Medium Dark Stone Windows
- 5 Glass Windows
- 6 Darker Glass Windows
- 7 Darker Glass Windows
- 8 Pink Alumi. Balconies



W 13-142922 D2M AD

ELEVATION - SOUTH

Material Legend

- 1 Light Brick Facade
- 2 Pig Alum. Pipes - Dark
- 3 Pig Alum. Pipes - Light
- 4 Metal Grid Window Windows
- 5 Green Glazed Panel
- 6 Stained Glass Panel
- 7 Pig Alum. Sash
- 8 Pig Alum. Sash

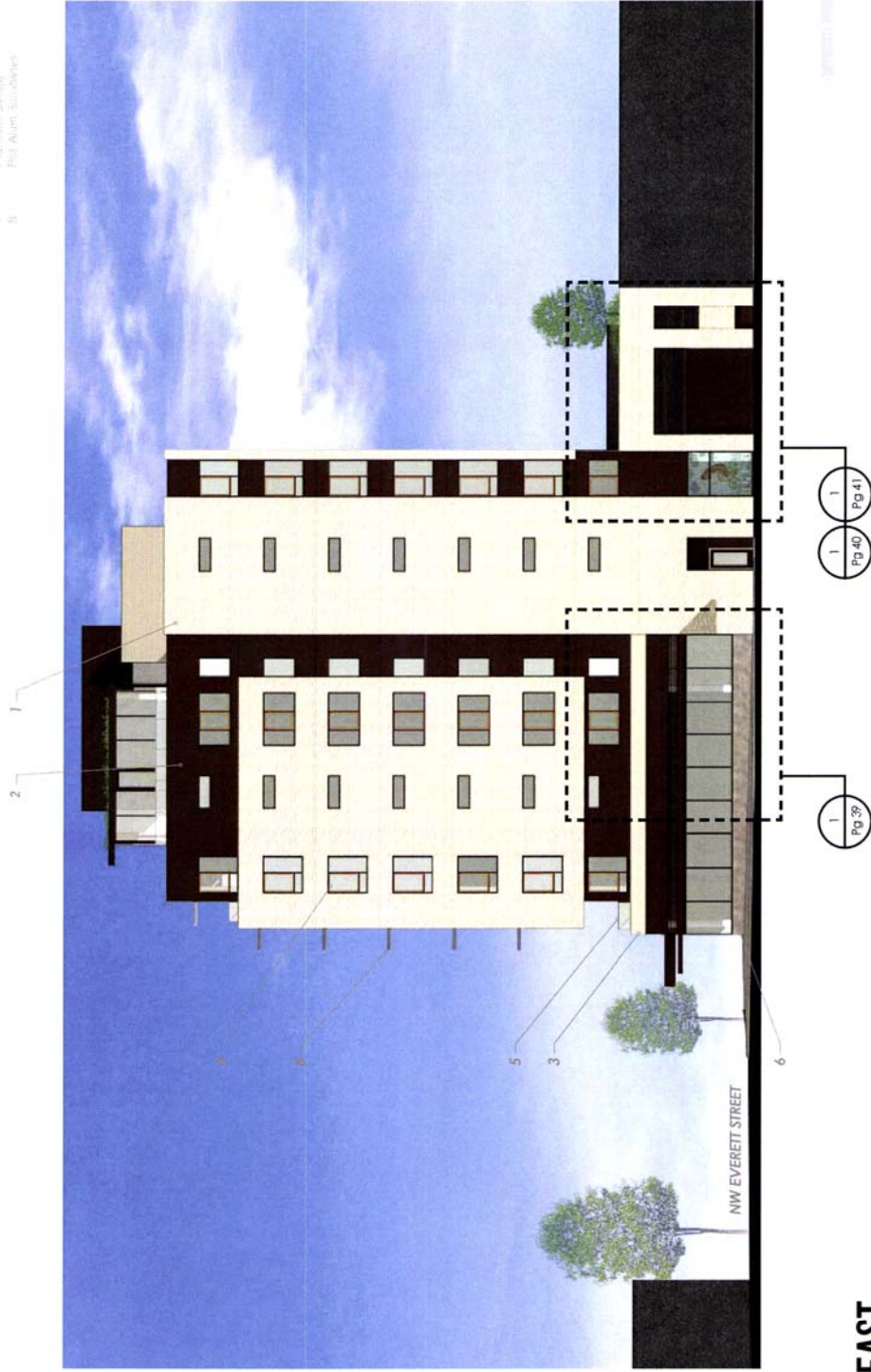


W 13-147927 D2M AD

ELEVATION - NORTH

Material Legend

- 1 Light Beige Stucco
- 2 Red Alamo Brick - Dark
- 3 Red Alamo Brick - Light
- 4 Mixed Color Window Sillings
- 5 Concrete
- 6 Black Metal
- 7 Black Metal
- 8 Red Alamo Brick
- 9 Red Alamo Brick



ELEVATION - EAST

W 13-147922 D2M AD