



**City of Portland
Bureau of Development Services**

**Staff Presentation to the
City Council**

Appeal of the Design Commission Decision on
LU 12-212602 DZM GW AD
Riverscape Apartments

Appeal Hearing Process



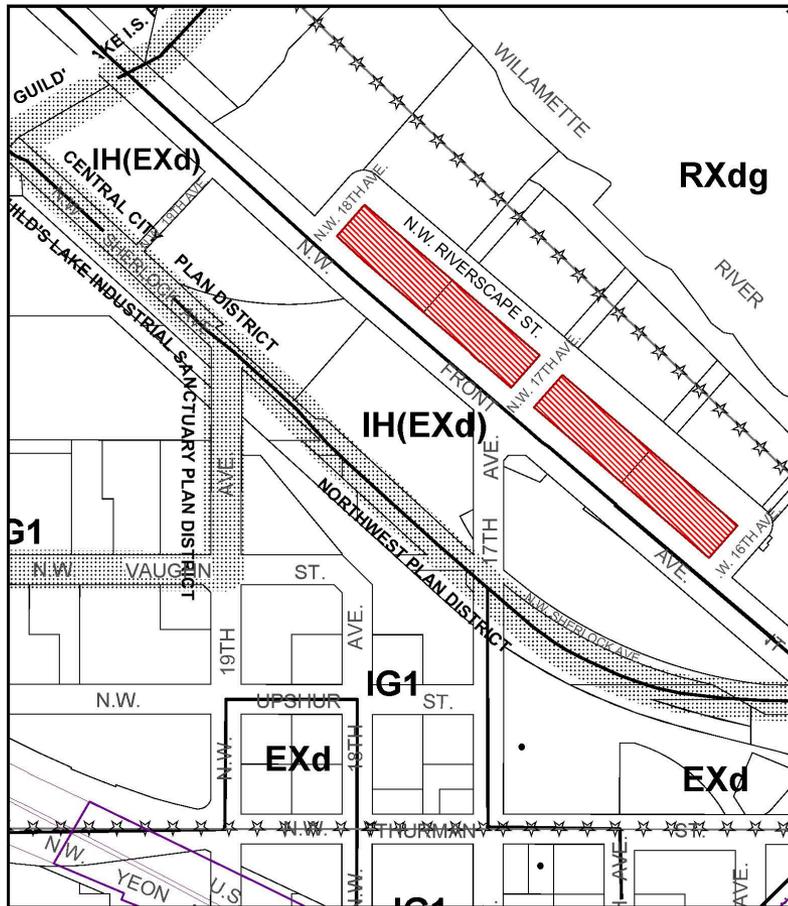
- **April 18, 2013**
 - Design Commission final decision made at 3rd public hearing, including eight additional design-related conditions of approval
- **May 17, 2013**
 - Appeal filed by Northwest District Association
- **June 12, 2013**
 - Appeal hearing before City Council
- *Code-required public notices, site posting, and appeal notices provided to neighbors and those who commented*

Summary of the Appealed Proposal



- **Four five-story apartment buildings on two vacant blocks in the Riverscape neighborhood;**
- **243 dwelling units, garage parking for 236 cars/loading/bike parking, and two public courtyards;**
- **Applicant is getting a 1:1 FAR increase through the “Percent for Art” FAR bonus (separate RACC process, exempt from land use);**
- **Six concurrent reviews required:**
 - **Design Review;**
 - **Greenway Review;**
 - **Modification to allow 15 paired/tandem parking spaces with no attendant;**
 - **Modification to reduce clearance for ‘B’ loading spaces from 10’-0” to 8’-4”;**
 - **Modification to reduce width for 104 parking spaces from 8’-6” to 7’-10”;** and
 - **Adjustment to reduce loading spaces from 4 to 3 ‘B’ loading spaces.**

Zoning, Map and Criteria



ZONING  Site



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

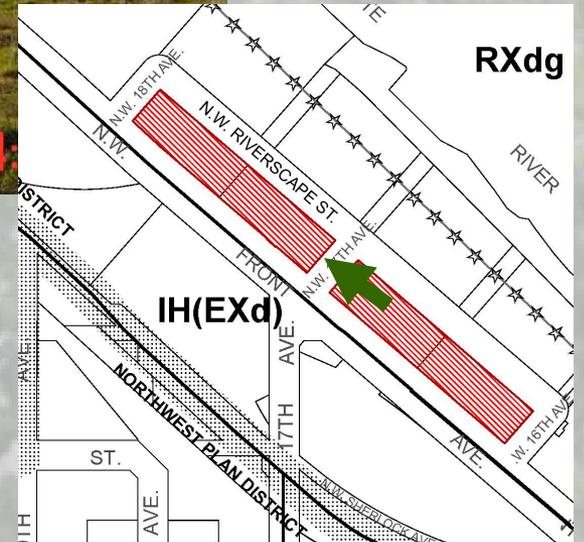
File No. LU 12-212602 DZM, GW
1/4 Section 2828
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Exhibit B (Jan 07, 2013)

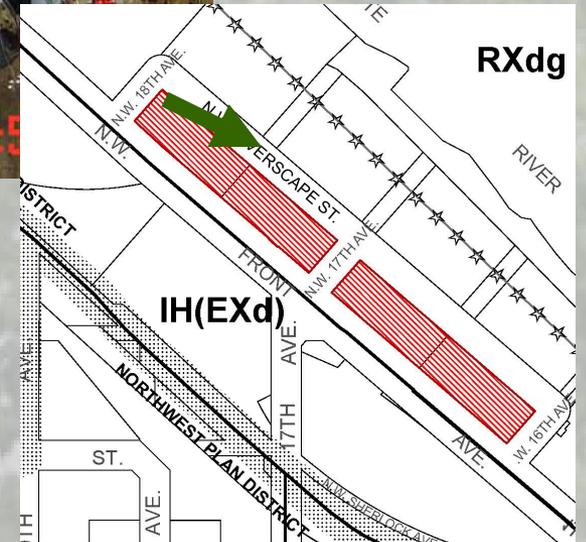
- RXdg, Central City plan district, River District subdistrict
- Max. 2:1 FAR, Max. 100' height
- No minimum auto parking required
- Loading and bike parking required
- Approval Criteria:
 - *Central City Fundamental Design Guidelines*
 - *River District Design Guidelines*
 - 33.440.350, Greenway Review
 - 33.805.040, Adjustments
 - 33.825.040, Modifications

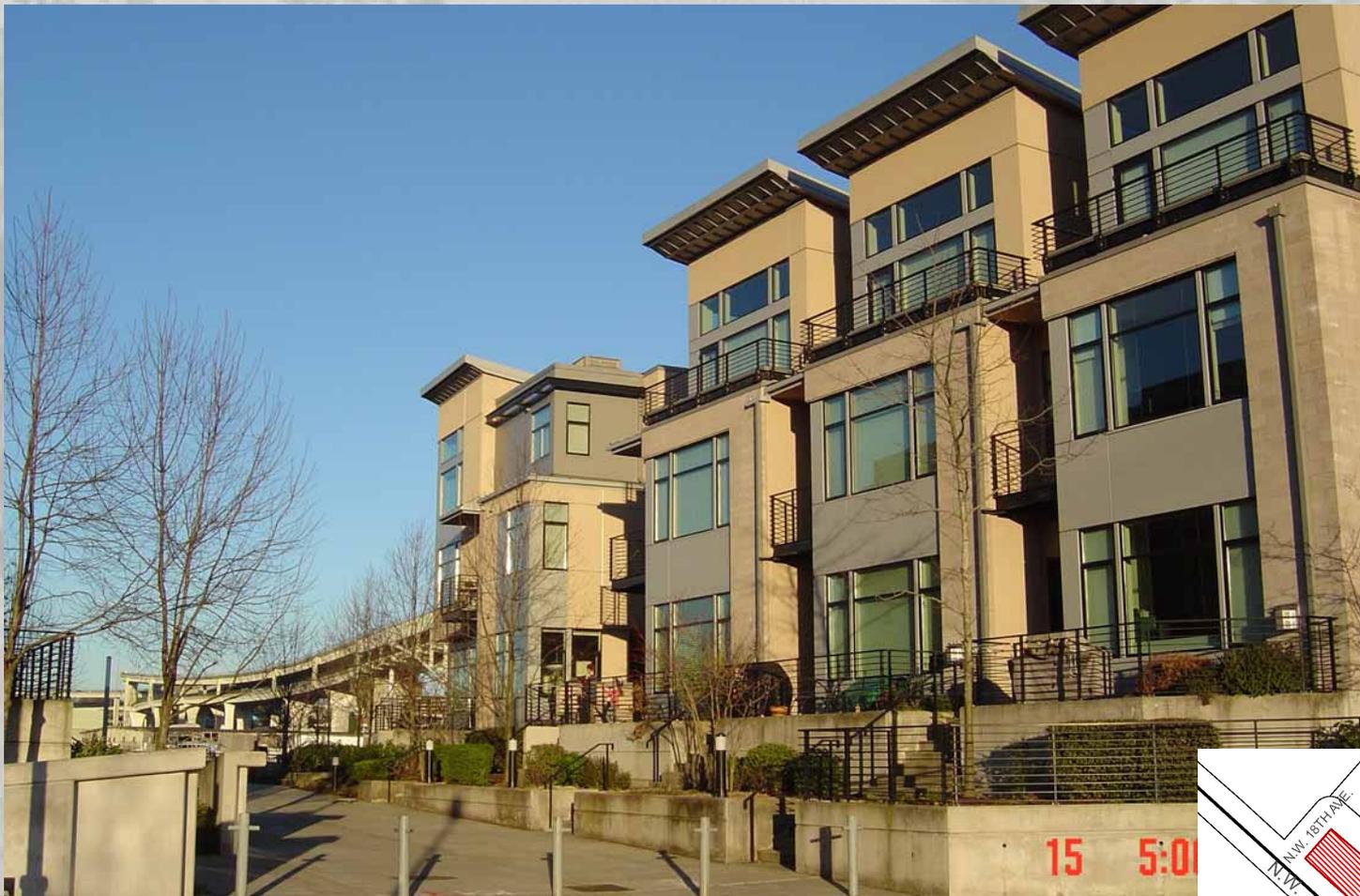




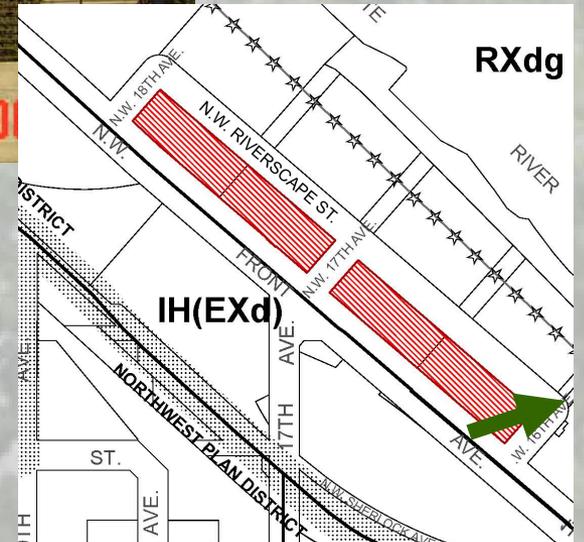
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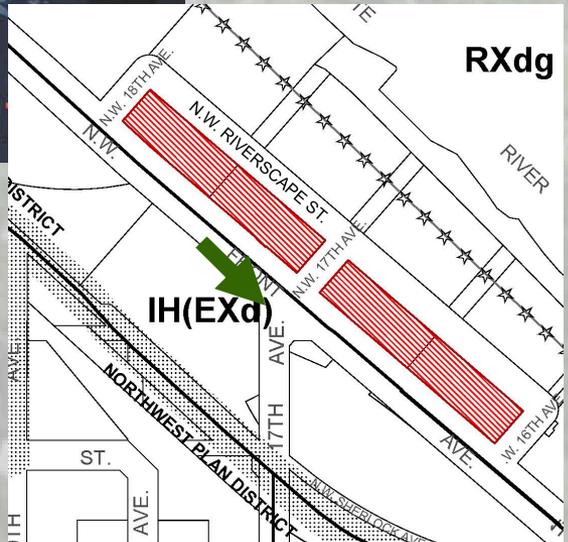


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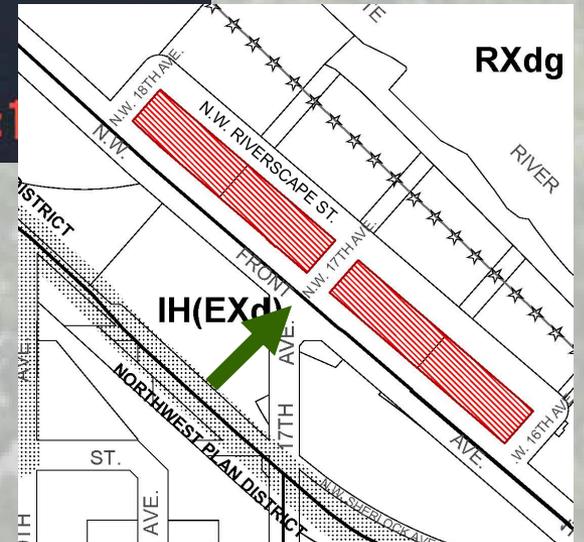


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15 5:1



Original Proposal (March 7 hearing)



- Four nearly identical buildings, **46'-wide** public courtyards, deep setbacks/driveways from side streets
- Neighbor concerns: inadequate parking, scale of project and light/air/view impacts to townhomes, greater design diversity among buildings needed
- Design Commission concerns: improve commercial space character along NW Front, simplify/diversify design of buildings, improve and soften courtyard spaces

Second Proposal (March 21 hearing)



- Building designs simplified/more brick, more seating in courtyards, re-located and modified commercial entry sequences
- Neighbor concerns: lower ground floor along Front for commercial spaces, river views blocked/river orientation, increase industrial design cues and character of buildings, weather protection/canopies, visibility/parking*
 - No minimum parking or transportation-related criteria. NW Front may go on 'road diet' but this is tied to large re-zoning project across NW Front directly to the west, south of the Dockside Tavern
- Design Commission concerns: simplify design further, make 2 of 4 buildings more distinct, consider dock along Front, shift buildings & enlarge courtyards, create terminus at 17th/Front

Third Proposal (April 18 hearing)

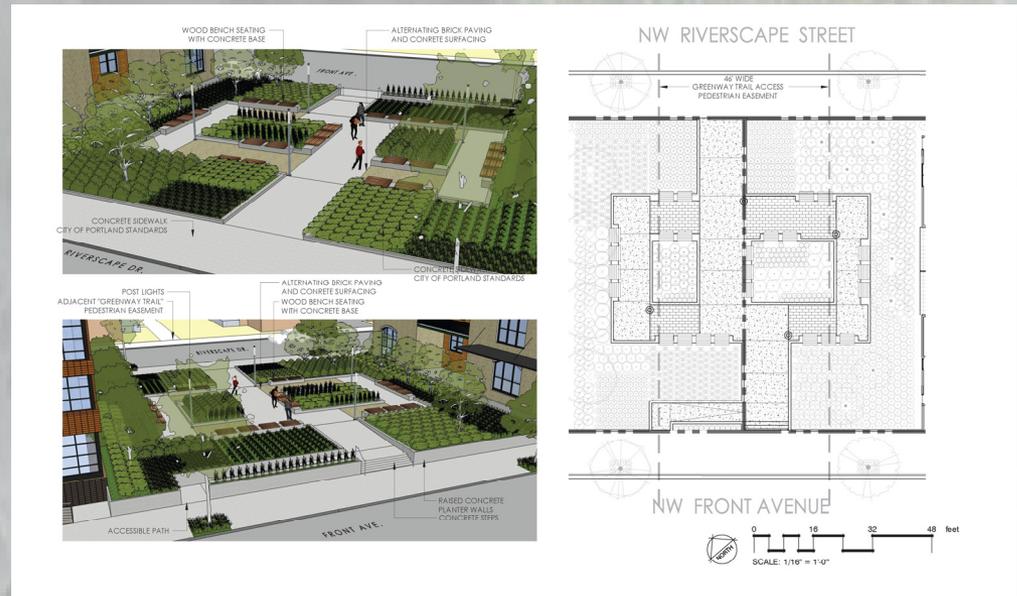
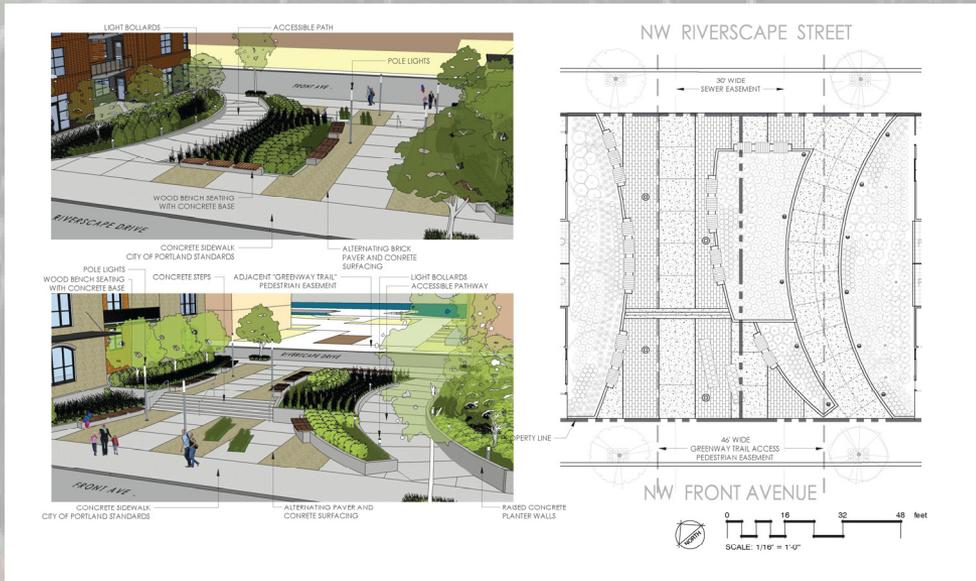


- Complete re-design of two middle buildings (lots 10-11), simplified end buildings further, lowered floor level/garage for commercial, canopies and docks along NW Front, courtyards re-designed and increased from 46' to **100' wide** & buildings moved to avenues
- Neighbor concerns: on-street parking and visibility, river views and flow, lower entire Front side of building toward sidewalk
- Design Commission: wanted further refinement, but applicant unwilling to extend timeline. Final deliberations granted approval with eight new, specific design-related conditions.

Additional Images of Final Proposal



Final Proposal: Courtyard Images



Final Decision: Conditions of Approval

Approval of all requested reviews (DZ, GW, Modifications, AD)

- A. Label plans with case number (standard)
- B. Maximum 10% site changes to accommodate public art
- C. Allow replacement of non-native with native plants
- D. No dead-end conditions for loading dock: stairs or ramps at each end**
- E. Remove barrel vault from lot 11 rooftop**
- F. Remove 3rd/4th floor belly band feature from lot 10 & 11 bldgs.**
- G. Remove louvered grills for garage ventilation from dock**
- H. Remove mansard roof elements from lot 9 & 12 buildings**
- I. Lower all first floor levels from 36'-0" to 35'-6"**
- J. Create plaza by removing 1 of 2 raised planters in lot 11/12 courtyard**
- K. Replace Nichiha with orange Ceraclad at lot 10/11 buildings**



Appeal Issues

- **Northwest District Association has appealed the conditional approval with a 17-page statement**
 - ***Create a stronger block structure (move buildings to lot lines, eliminate grade transitions to first floor and loading docks*)***
 - ****33.5' is lowest grade possible to meet floodplain standards, this is a minimum of 1' – 2' above NW Front Avenue sidewalk grade***
 - ***Design buildings to carefully delineate public versus private realms***
 - ***Organize ground floor level to either meet sidewalk level or create a consistent 3'-4' stoop***
 - ***Modify building facades and river orientation***

City Council Alternatives

- 1) **Grant the appeal and overturn** the Design Commission decision of approval with conditions; **or**
- 2) **Deny the appeal but modify** the Design Commission decision of approval with conditions; **or**
- 3) **Deny the appeal and uphold** the Design Commission decision of approval with conditions.



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