



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

Amanda Fritz, Commissioner
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www.portlandoregon.gov/bds

Date: October 29, 2013

From: Kara Fioravanti, Land Use Services
503-823-5892 / Kara.Fioravanti@portlandoregon.gov

REQUEST FOR RESPONSE

Case File: LU 13-214772 DZM, MS, AD
Pre Application: Park Avenue West (South Park Block 4)
PC # 13-212680

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 Kara Fioravanti 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: November 8, 2013**
- **A public hearing before the Design Commission is tentatively scheduled for November 21, 2013 at 1:30 PM**

Applicant: TVA Architects, Robert Thompson
920 SW 6th Ave, Ste. 1500 / Portland, OR 97204

Owner: West Park Avenue LLC, Lamont Smith
805 SW Broadway #2020 / Portland, OR 97205-3360

Site Address: Building site: 728 SW 9th Avenue
 Floor Area Transfer site: 877 SW Taylor Street, 800 SW Yamhill Street, 825 WI/SW Park Avenue

Legal Description: PORTLAND PARK BLOCKS BLOCK 4 LOTS 1-4, PORTLAND;
 PORTLAND PARK BLOCK, BLOCK 4; PORTLAND PARK BLOCK 5;
 PORTLAND, PORTLAND PARK BLOCKS, BLOCK 5, LOT 4

Tax Account No.: R667743340, P020105500, P020105000, R667743440, P020737010, R667743420, P020737000, R667743460, P020140000

State ID No.: 1N1E34CC 09700, 1S1E03BB 05500, 1S1E03BB 05400, 1S1E03BB 05300

Quarter Section: 3029 and 3129

Neighborhood: Portland Downtown, contact Jennifer Geske at 503-750-9843.

Business District: None

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

Plan District: Central City - Downtown

Zoning: CXd, Central Commercial with design overlay

Case Type: DZM, MS, AD - Design Review (DZ), Modification (M), Central City Master Plan (MS), Adjustment (AD)

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 seeks **Design Review** for a new 30-story mixed-use tower. The project includes underground parking, 2 floors of retail, 15 floors of housing, and 13 floors of office. The tower has been approved in 2007 as a 33-story tower and also in 2009 as a 26-story tower (07-140633 DZM, MS, AD; 07-169105 PR; 09-104171 DZ; and 09-136017 DZM MS). The 2007 design included housing, the 2009 design removed the housing, and the 2013 design reinserts the housing component. The current proposal matches the 26-story tower design exactly, but includes 4 additional floors. Other than the additional 4 floors, nothing else about the exterior design has changed.

The **Central City Master Plan Amendment** is necessary to allow an increase in the transfer of floor area from Director Park (formerly known as Park Block 5) to the proposed tower site (Park Block 4). The maximum development capacity of each of the two blocks is 12:1 (9:1 base FAR + 3:1 bonus FAR). In 2009 an MS approval allowed a 9.1:1 FAR transfer. The current proposal is for an additional 2.6:1 FAR transfer, for a total FAR transfer of 11.7:1 from Director Park to Park Block 4.

Modification Requests:

1. 33.130.210.B.1., Height –A Modification is requested so that the spire may rise more than 10' above the height limit. The proposed spire will be 41'-7" above the site's 460' height limit.
2. 33.266.310 Loading Standards –Size of loading spaces – Two on-site 10' x 35' x 13' loading spaces are required. The proposal includes a loading dock on the SW Park Avenue façade. The loading dock can accommodate one full-size loading vehicle, one sub-standard loading vehicle for 22'-5" wide vehicles, and a dedicated trash pick-up space. Additionally, the full-size and sub-standard loading spaces cannot be utilized at the same time. A Modification to this standard is requested.

Adjustment Request:

1. 33.510 Map 510-9, Parking Access Restricted Streets – All four streets are designated as Parking Access Restricted. The proposal includes access to loading and the below-grade parking at SW Park Avenue.

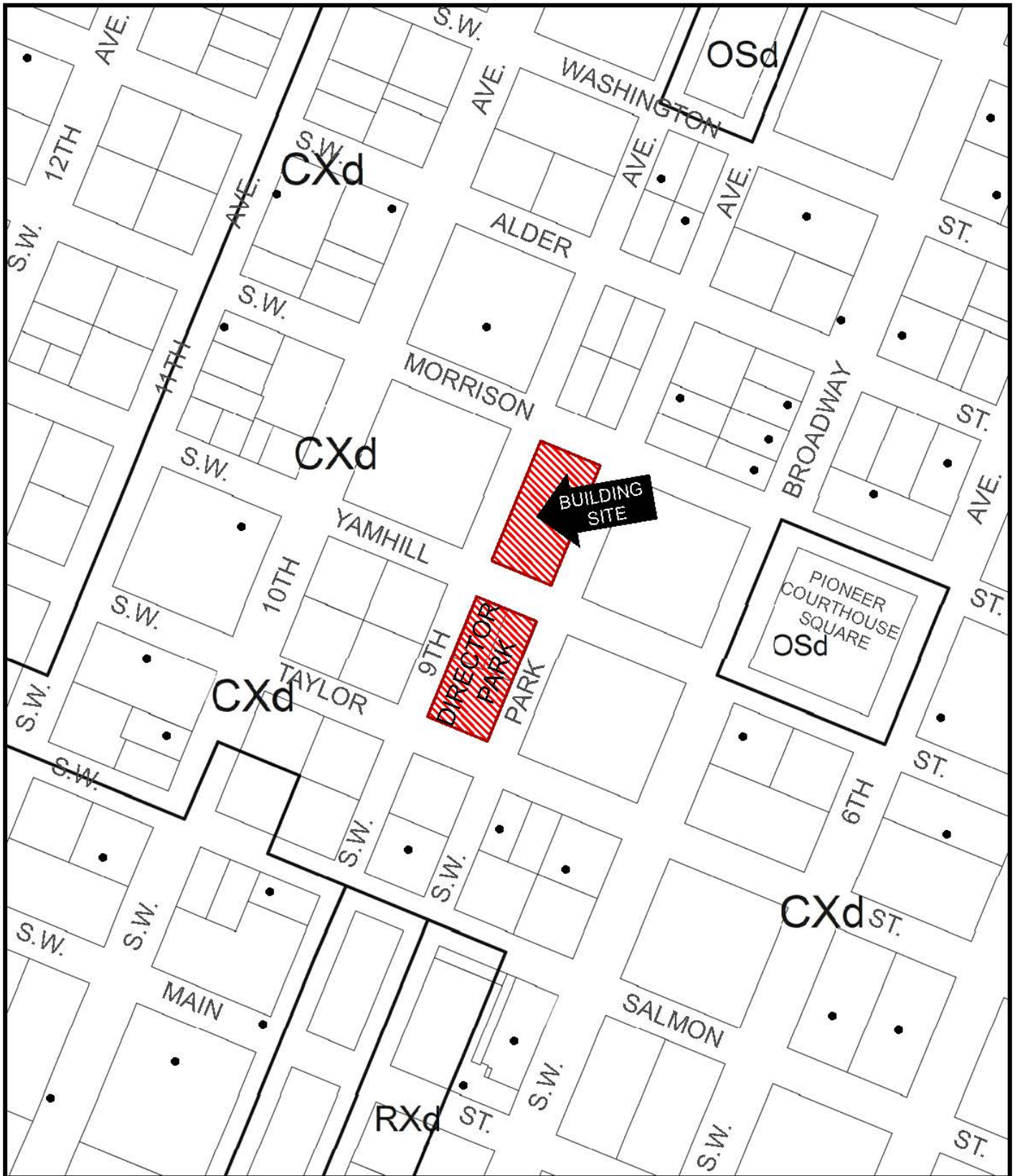
Relevant Approval Criteria:

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

- | | |
|--|--|
| ▪ 33.420 Design Overlay Zone | ▪ 33.805 Adjustments |
| ▪ 33.825 Design Review | ▪ 33.510.255 Central City Master Plans |
| ▪ 33.825.040 Modifications That Would Better Meet Design Review Requirements | ▪ Central City Fundamental Design Guidelines |

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 October 11, 2013 and determined to be complete on October 14, 2013.

Enclosures: Zoning Map, Site Plan, Elevations



ZONING



Site



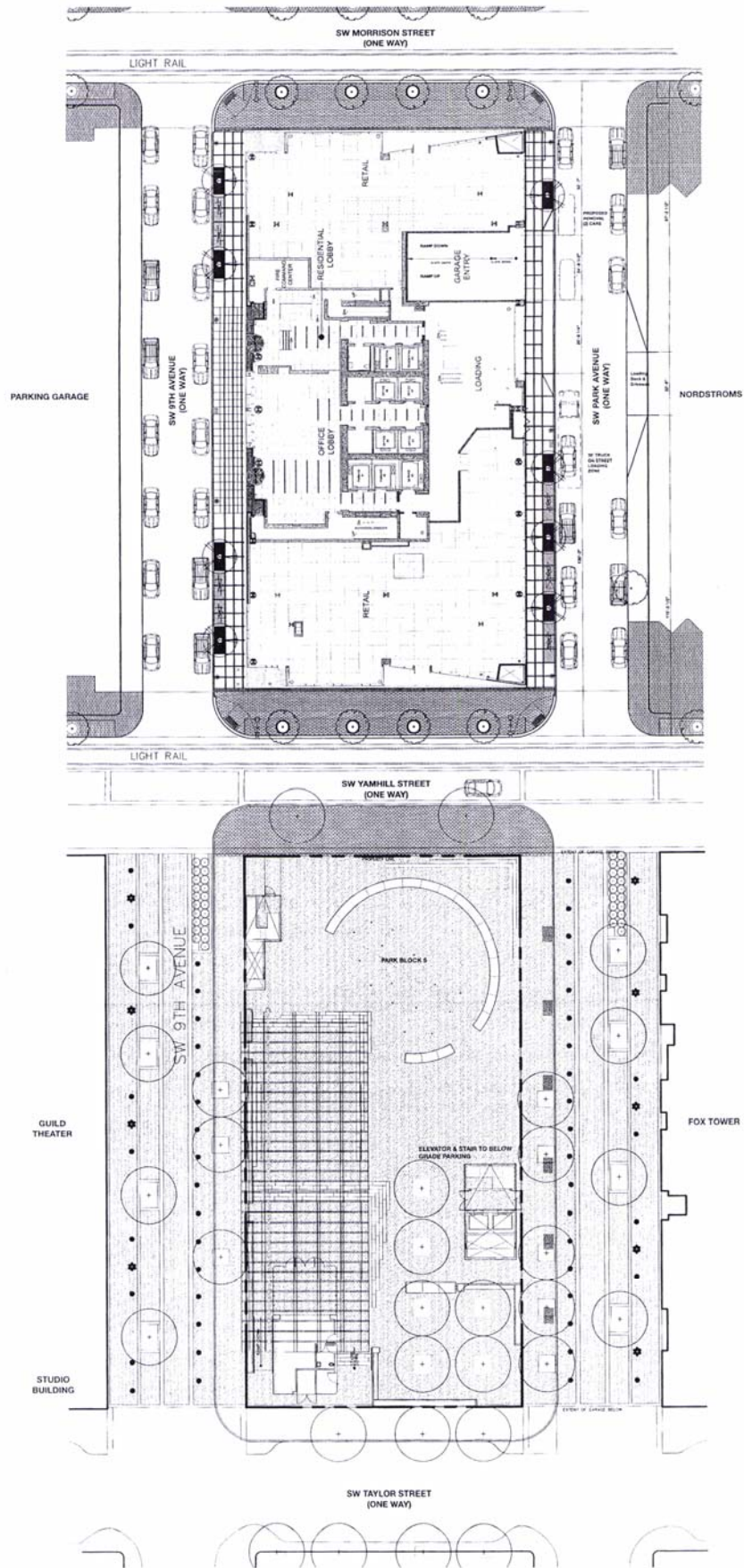
Historic Landmark



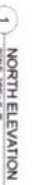
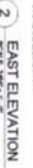
NORTH

This site lies within the:
CENTRAL CITY PLAN DISTRICT
DOWNTOWN

File No.	LU 13-214772 DZ
1/4 Section	3029.3129
Scale	1 inch = 200 feet
State_Id	1S1E03BB 5500
Exhibit	B (Oct 22, 2013)



SITE PLAN



park avenue west tower.3
 TMT DEVELOPMENT
 PORTLAND, OREGON

08.21.2013
 GMP Set

exterior
 elevations
 PROJECT 13134

A402

