



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

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner
Paul L. Scarlett, Director
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www.portlandoregon.gov/bds

Date: January 16, 2014

From: Chris Caruso, Land Use Services
503-823-5747 / Chris.Caruso@portlandoregon.gov

REQUEST FOR RESPONSE

Case File: LU 13-231297 DZM – 1420 Pearl Apts
Pre App: PC # 13-186937

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 Chris Caruso 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: February 18, 2014** (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: February 24, 2014.**
- **A public hearing before the Design Commission is tentatively scheduled for Thursday March 6, 2014 at 1:30 PM.**

Applicant: Kurt Schultz/SERA Architects (503-445-7312)
338 NW 5th Ave/Portland, OR 97209

Owners: Lynn R Stafford & John H Rosenfeld
415 SW Edgecliff Rd/Portland, OR 97219-8510

Sam Rodriguez/Mill Creek Residential Trust LLC
220 NW 2nd Ave, Ste 900/Portland, OR 97209

Site Address: 1420 NW 14TH AVE

Legal Description: BLOCK 239 W 1/2 OF LOT 1, COUCHS ADD; E 1/2 OF LOT 1&4
BLOCK 239 LOT 5-8 BLOCK 239, COUCHS ADD; BLOCK 239 LOT 3
W 1/2 OF LOT 4, COUCHS ADD; BLOCK 239 LOT 2, COUCHS ADD

Tax Account No.: R180221660, R180221680, R180221740, R180221760

State ID No.: 1N1E33AA 00400, 1N1E33AA 00200, 1N1E33AA 00300, 1N1E33AA
00500

Quarter Section: 2928

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 - NORTH PEARL

Zoning: EXd – Central Employment with design overlay

Case Type: DZM – Design Review with Modifications

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 approval for a new 8-story mixed-use building with 269 apartments, ground level leasable office space, and below-grade parking for 200 cars in the North Pearl Area of the River District of the Central City Plan District. The building is a u-shape design finished in metal and cementitious panels, and brick, with vinyl windows, storefront and curtainwall systems. There will be a roof deck for resident use on the top floor. A new loading dock will run along the NW 13th Avenue frontage and an inner courtyard opens onto NW Pettygrove Street. The Pettygrove Green Street Plan is being implemented along this south-facing right-of-way. Floor Area bonuses are being sought through the use of ecoroofs and residential uses.

Modifications requested include:

1. 33.266.130.F & Table 266-4 Parking Space Width – To reduce some parking space widths in the garage from 8'-6" to 7'-2" due to structural column placement.
2. 33.266.310.D Size of Loading Spaces – To reduce the loading space height clearance from 10'-0" to 8'-2".
3. 33.266.220.C3 Long-Term Bicycle Parking Spacing – To reduce the widths of long-term bicycle parking wall-mounted rack spaces from 2'-0" to 1'-6".

New construction valued at more than \$2,038,500.00 in the River District requires Type III Design Review. Zoning code standard that are not met require Modification requests that are processed through Design Review.

Approval Criteria:

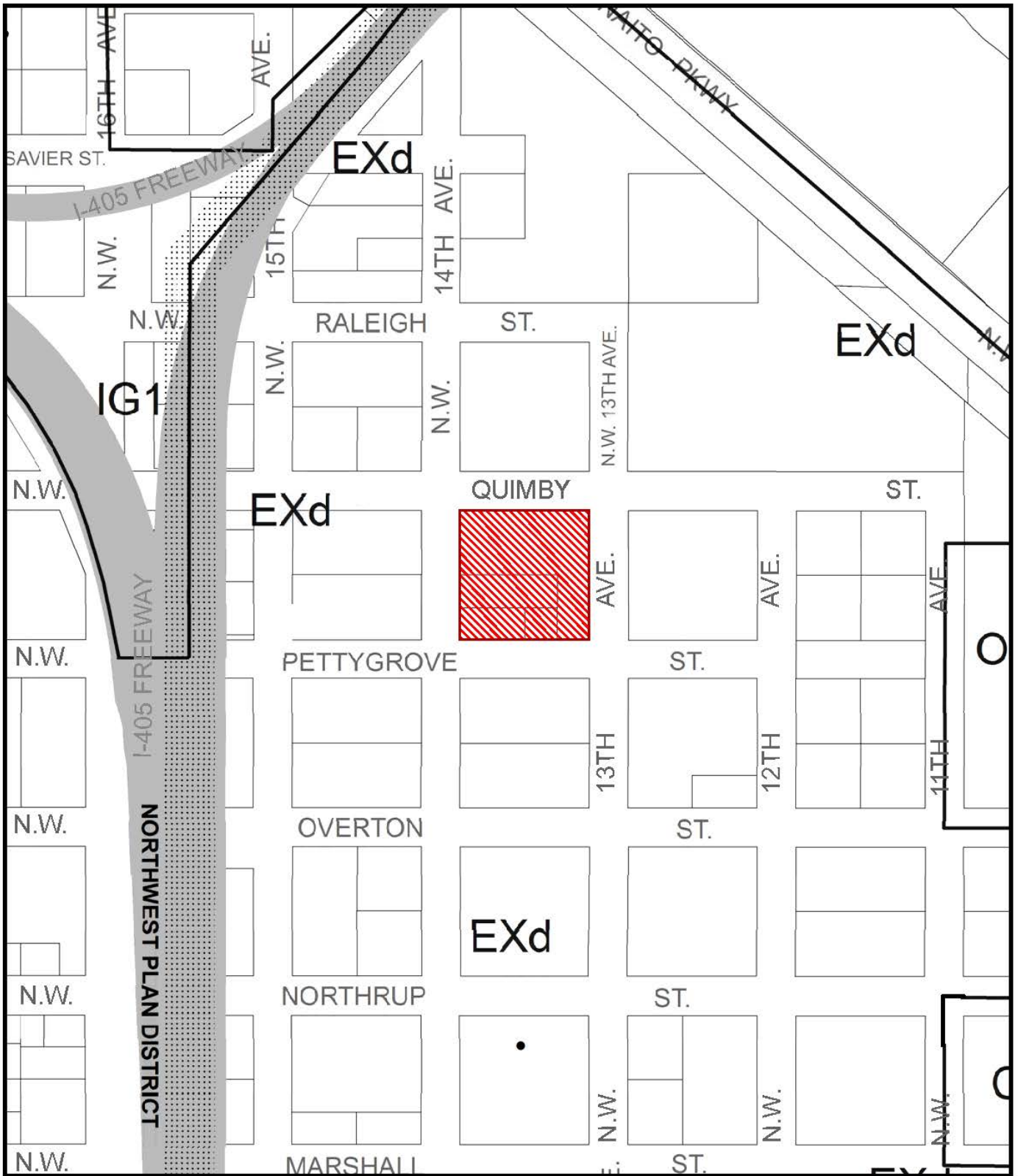
In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are:

- 33.825 Design Review
- 33.825.040 Modifications
- River District Design Guidelines
- 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 November 22, 2013 and determined to be complete on January 14, 2014.

Enclosures: Zoning Map, Site Plan, Elevations



ZONING

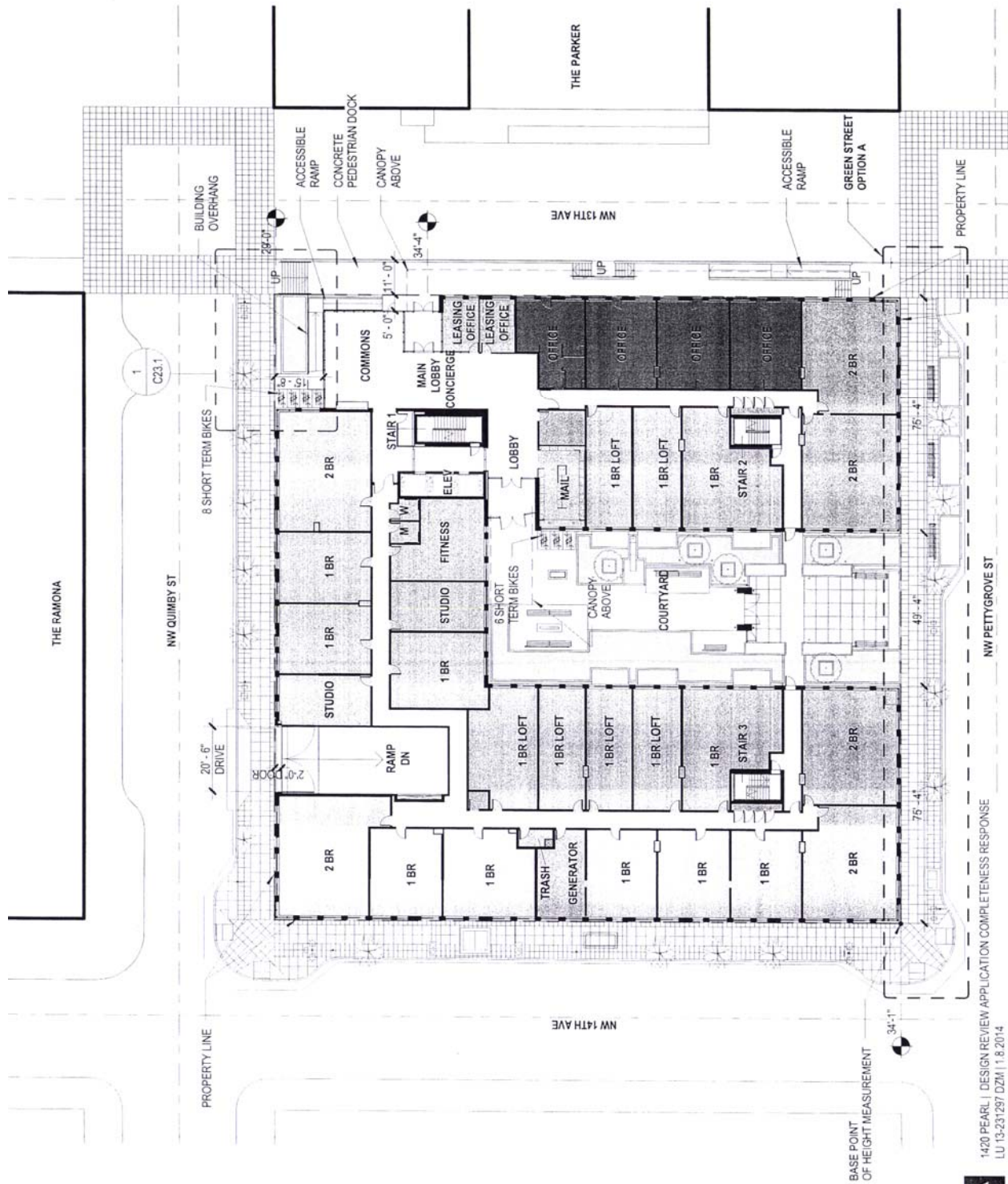


Site



This site lies within the:
CENTRAL CITY PLAN DISTRICT
RIVER DISTRICT
NORTH PEARL SUB AREA

File No. LU 13-231297 DZM
 1/4 Section 2928
 Scale 1 inch = 200 feet
 State_Id 1N1E33AA 200
 Exhibit B (Nov 26, 2013)



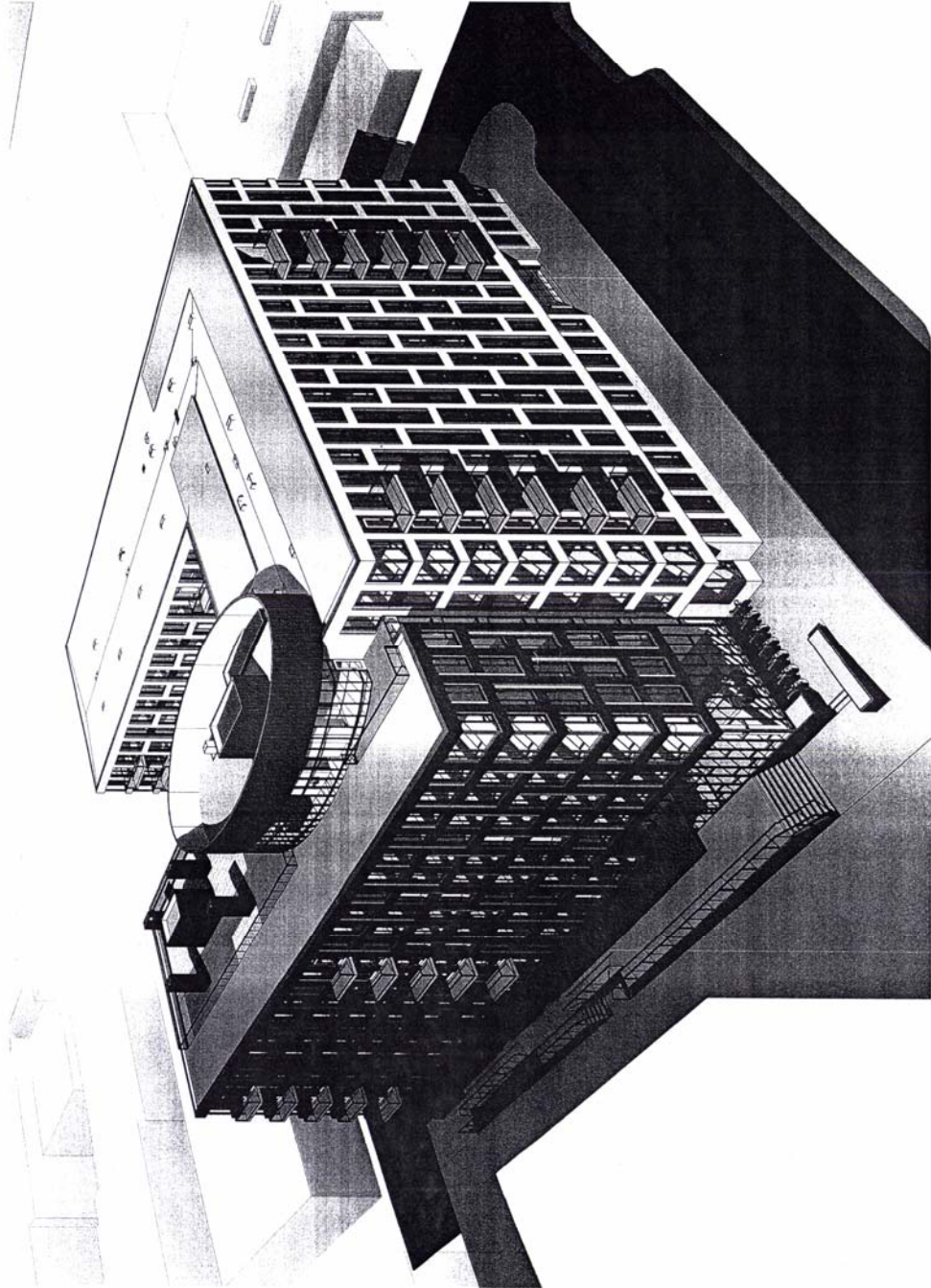
BICYCLE PARKING - LONG TERM - STORAGE		
TYPE	COUNT	PARKABLE BIKES
SARIS 8016 BIKE RACK	8	48
SARIS 8080 BIKE RACK	45	360
		408

BICYCLE PARKING - SHORT TERM		
TYPE	COUNT	PARKABLE BIKES
BIKE RACK	7	14
		14



1420 PEARL | DESIGN REVIEW APPLICATION COMPLETENESS RESPONSE
 LU 13-231297 DZM | 8.2014





AERIAL VIEW FROM NORTHEAST C1

LN 13-231297 DZM



1420 PEARL | DESIGN REVIEW APPLICATION | 11.22.13

