



City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue • Portland, Oregon 97201 • 503-823-7526 • www.portlandoregon.gov/bds



Early Assistance Application

File Number: 14-134100

Appt Date/Time _____

Qtr Sec Map(s) 2928 Zoning EKd

Plan District Central City Riverfront

Neighborhood PEARL

District Coalition NW/NW

Business Assoc PEARL DIST

Neighborhood within 400/1000 ft NW/DIST

FOR INTAKE, STAFF USE ONLY

Date Rec 4/2/14 by BPS

LU Reviews Expected DE

Required Optional

[Y] [N] Unincorporated MC

[Y] [N] Flood Hazard Area (LD & PD only)

[Y] [N] Potential Landslide Hazard Area (LD & PD only)

APPLICANT: Complete all sections below that apply to the proposal. Please print legibly.

Development Site

Address Block 136, NW Johnson Street Cross Street NW 13th Avenue Site Size/Area 40,000 sf

Tax account number(s) R #80-0939028 R 1440751 Adjacent property in same ownership R _____

R _____ R _____ R _____

Project Description - include proposed stormwater disposal methods

This proposal includes two buildings separated by a public courtyard, over a two-story underground parking structure. A 75' wood or steel over concrete lowrise is proposed along 13th Ave, and will include ground floor retail, and office or residential use above. A 150' concrete framed residential highrise is proposed along 12th Ave, and will include ground floor amenities + live/work. Runoff will be treated using vegetated treatment facilities to the extent feasible. Infiltration is infeasible due to high groundwater. All on-site runoff will be detained on-site and discharged to the dedicated storm sewer in NW Johnson St.

Design Review (New development: give project valuation. Renovation: give exterior alteration value) \$ 72,000,000

Early Assistance Type	City Reviewers	Meeting & written notes provided	No meeting, written notes provided
<input type="checkbox"/> Pre-application Conference required for Type III and IV land use reviews	BDS Land Use Services, Transportation, Environmental Services, Water, others as needed	\$4,114	
<input checked="" type="checkbox"/> Design Commission Advice Request presentation at Design Commission	BDS Land Use Services, Design Commission	\$2,520	
<input type="checkbox"/> Early Assistance - Zoning and Infrastructure Bureaus	BDS Land Use Services, Transportation, Environmental Services, Water	<input type="checkbox"/> \$1,462	<input type="checkbox"/> \$1,050
<input type="checkbox"/> Early Assistance - Zoning Only	BDS Land Use Services	<input type="checkbox"/> \$500	<input type="checkbox"/> \$400
<input type="checkbox"/> Pre-Permit Zoning Plan Check <input type="checkbox"/> 1-2 housing units <input type="checkbox"/> All other development	BDS Land Use Services		\$200 \$450
<input type="checkbox"/> Public Works Inquiry for 1-2 housing units No land use review or property line adjustment expected	Transportation, Environmental Services, Water		\$150

Note: Public notice (email and internet posting) provided for Pre-application conferences and Design Commission Advice Requests.

Applicant Information

PRIMARY CONTACT, check all that apply Applicant Owner Other _____

Name Heidi Oien, AIA Company Mithun

Mailing Address 1201 Alaskan Way, Suite 200

City Seattle State WA Zip Code 98101

Day Phone 206-971-5583 FAX 206-623-7005 email heidio@mithun.com

Check all that apply Applicant Owner Other _____

Name Michael Nanney Company Security Properties

Mailing Address 1201 Third Avenue, Suite 5400

City Seattle State WA Zip Code 98101

Day Phone 206-628-8003 FAX 206-628-8031 email MichaelN@secprop.com

Check all that apply Applicant Owner Other _____

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip Code _____

Day Phone _____ FAX _____ email _____

Submit the following:

- Fee
- Two site plans, to scale, (8.5x11 inches) showing: 1) existing and proposed development; 2) existing and proposed water, sewer and stormwater connections and facilities; 3) lot dimensions, north arrow and ground elevation
- Building elevations
- Additional two site plans, to scale, 11x17 inches or larger in size

List questions to be discussed.

Review possibility of concurrent Design Review of different elevations for office & residential use of the proposed lowrise.

Review unique conditions related to the dock and loading on NW13th Avenue.

Review vision for NW Kearney Street. It has pedestrian-only portions now; how can this project help achieve City goals?

Review massing and courtyard proposal for the block.

Review material approaches for both buildings.

Review parking and loading.

Review height bonuses and possibility of reaching 150' height on highrise building.

Following a pre-application conference, the summary report with web links to forms and handouts will be e-mailed to you. If you prefer to receive paper copies, please check this box.

BLOCK 136

City of Portland - DAR Application

April 3, 2014



MITHUN

EA 14-184106 DAR

Table of Contents

Section 1: Overview

Context Map

Zoning Analysis

Section 2: Design Concept

Project Overview

Site Plan

Parking Plan

Typical Building Plans

Building Section

Elevations

Courtyard + Street Level Building Plans

Project Team

Owner: **Security Properties**
1201 Third Avenue, Suite 5400
Seattle, WA 98101
Michael Nanney, Project Contact
MichaelN@secprop.com
206-628-8003

Architect: **Mithun**
1201 Alaskan Way, #200
Seattle, WA 98101
Heidi Oien, Associate Principal
HeidiO@mithun.com
206-971-5583

Landscape Architect: **Mithun**
1201 Alaskan Way, #200
Seattle, WA 98101
Dottie Faris, Senior Associate
Dottie F@Mithun.com
206-971-5242

Civil Engineer: **KPFF Consulting Engineers**
111 SW 4th Avenue, Suite 2500
Portland, OR 97204
Jeremy Febus, Associate
Jeremy.Febus@kpff.com
206-926-0675

Section 1 - Overview

Context Map

Site Description

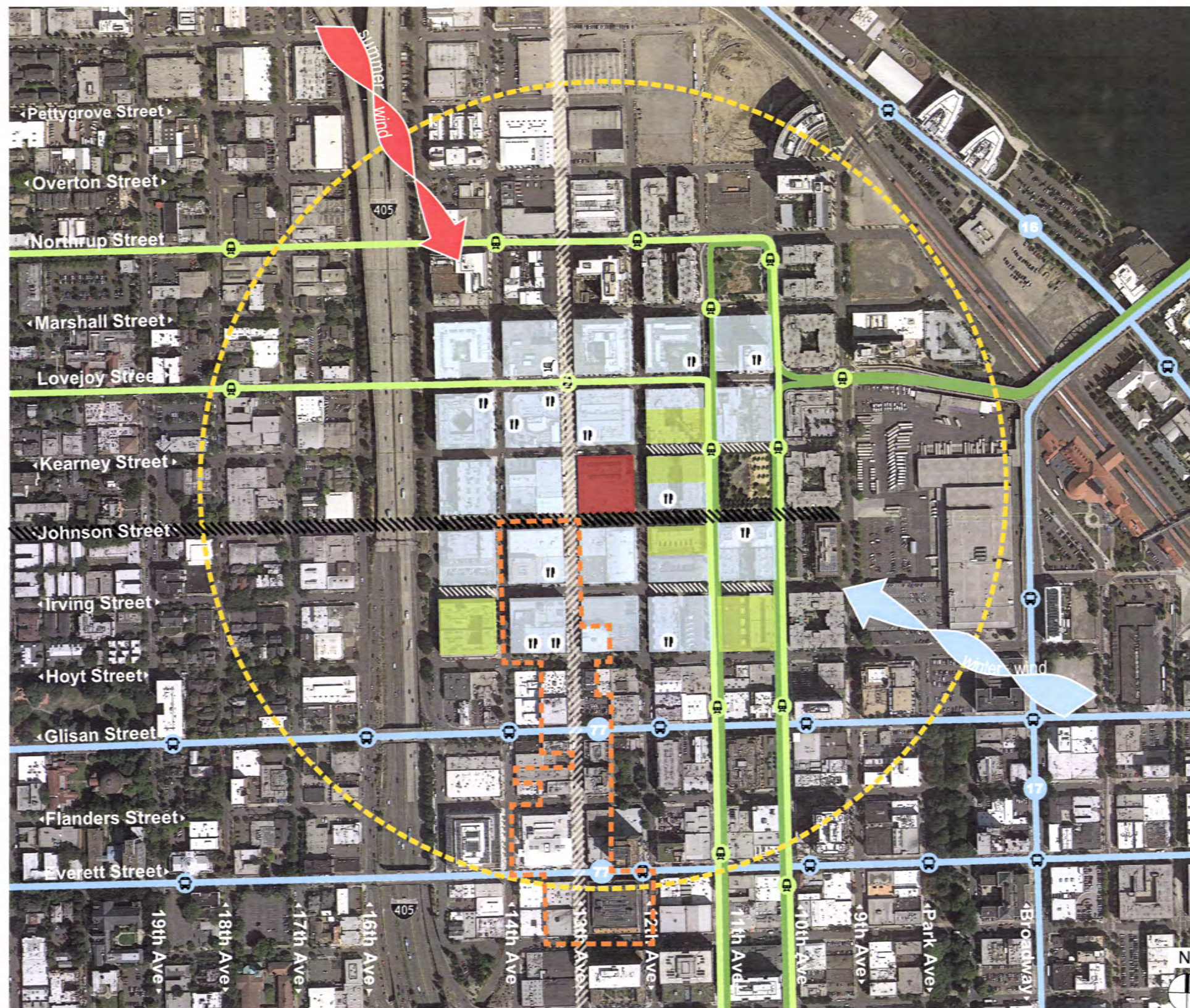
The site is located in the River District, one block north and east of the 13th Avenue Historic District, and one block south of the North Pearl Subarea. The site is bound by NW 13th Avenue, NW Johnson Street, NW 12th Avenue, and NW Kearney Street, and is one block south and west of the streetcar line.

Zone + District Classifications

Base Zone	EXd
Land Use Classification	Central Employment (EX)
Plan District	Central City Plan District
District	River District, RD-2 (Core + Parking Sector)
Design Overlay Zone	Design District (d), use River District Design Guidelines

Legend

- Block 136
- 1/4 Mile Walking Radius
- NW 13th Ave Historic District
- Bus Stop
- Streetcar Stop
- Grocery
- Restaurants/Cafes
- Ground Level Use**
- Retail and Service
- Residential
- Roads/Paths**
- Pedestrian-Only Road
- Shared Roadway
- Greenway
- Transit Lines**
- Streetcar - NS Line
- Streetcar - CL Line
- Bus Route

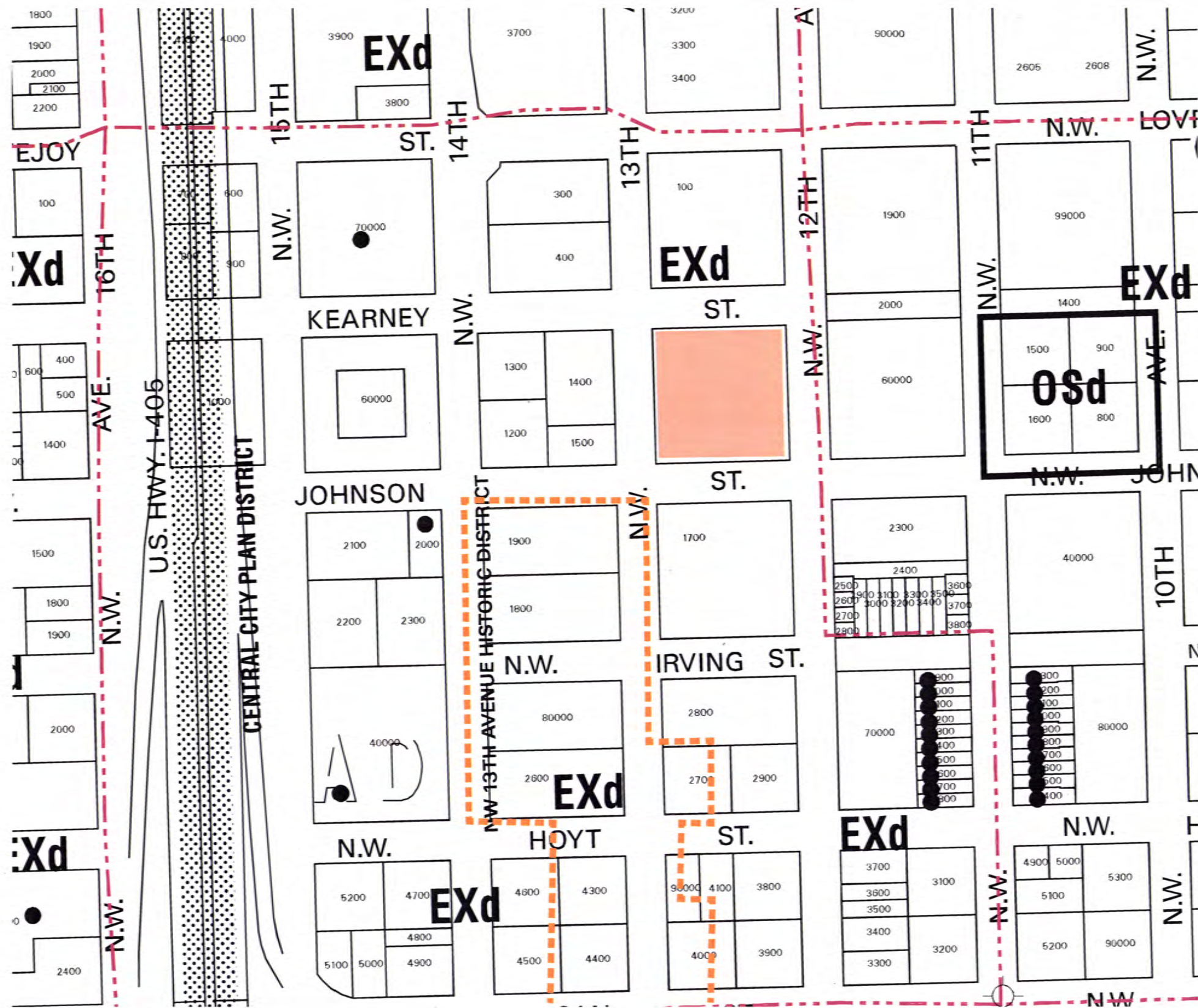


Section 1 - Overview

Zoning Analysis

Site Development Standards

Allowable Residential + Commercial Uses	Household Living, Retail Sales + Service, Vehicle Repair, Commercial Outdoor Recreation
Density Allowed	"High Density"
Max FAR	4:1, 7:1 max with bonuses
Max Height	75', 150' max with bonuses
Building Setbacks	0' required for Special Building Lines on 13th Ave, Johnson St + Kearney Street 10' max for Ped Zone at 12th Ave
Max Building Coverage	100% of site area
Min Landscaped Area	None
Ground Floor Windows	Standards apply
Ped Standards	Standards apply
Ground Floor Active Uses + Minimum Active Floor Area	Not required
Min Parking Spaces	CCPR Residential: no min
Max Parking Spaces	CCPR Residential: 1.7 per unit CCPR Office Growth Parking: 2.0 per 1,000 nsf
Bicycle Parking	Retail: 1 per 12,000 nsf (long-term) 1 per 5,000 nsf (short-term) Office: 1 per 10,000 nsf (long-term) 1 per 40,000 nsf (short-term) Household Living: 1.5 per unit (long-term) 1 per 20 units (short-term)



Section 2 - Design Concept

Project Overview

Project Components

Public Courtyard:

Between Johnson + Kearney

Lowrise:

Office or Residential

Retail base and dock

75' tall

Wood or steel framed over concrete podium

Highrise:

Residential upper floors

Residential amenities + live/work in base

+/- 220 units

150' tall

Concrete structure

Parking Structure:

Below-grade

Access off 12th Avenue

Bicycle mezzanine

Project Goals

Fit in to the Pearl District

Embraced by Community

Provide Public Court / Mews

Activate 13th Avenue

Dock Sets the Tone

Dynamic Marketplace Retail

Residential Tower to Height Limit

Creative Workspace Lofts

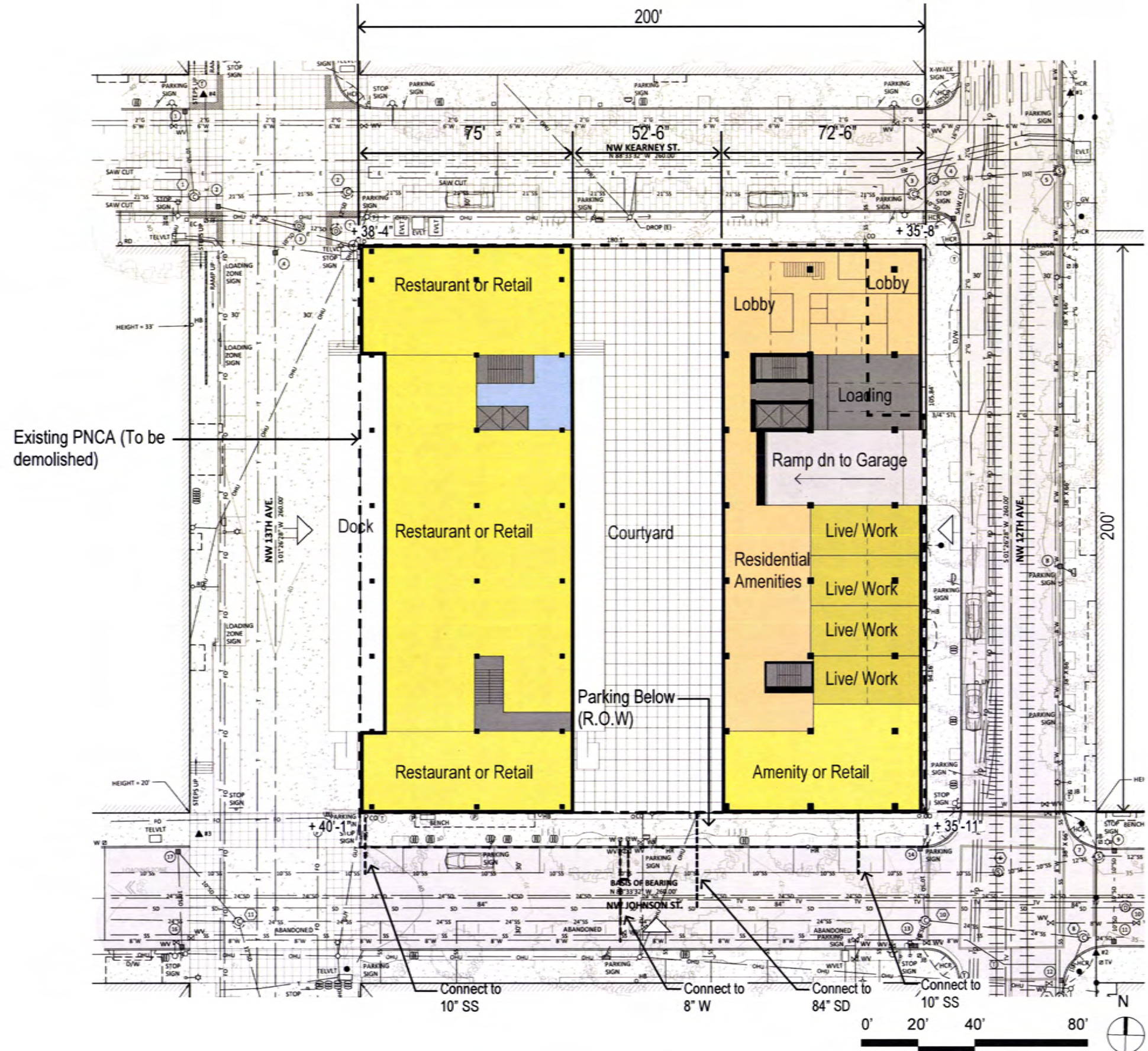
Visible Sustainability



Section 2 - Design Concept Site Plan

Project Data

- Site Area: 40,000 SF
- Proposed FAR: 7:1 using bonuses (280,000 SF)
- Proposed Building Height: Lowrise at 75', Highrise at 150' using bonuses and public benefits
- Building Coverage: +/- 30,000 SF
- Landscape/ Hardscape Coverage: +/- 10,000 SF
- Parking Provided: +/- 222 Spaces
- Bicycle Parking Provided: +/- 458 long-term spaces (in basement bike mezzanine)
+/- 18 short-term spaces



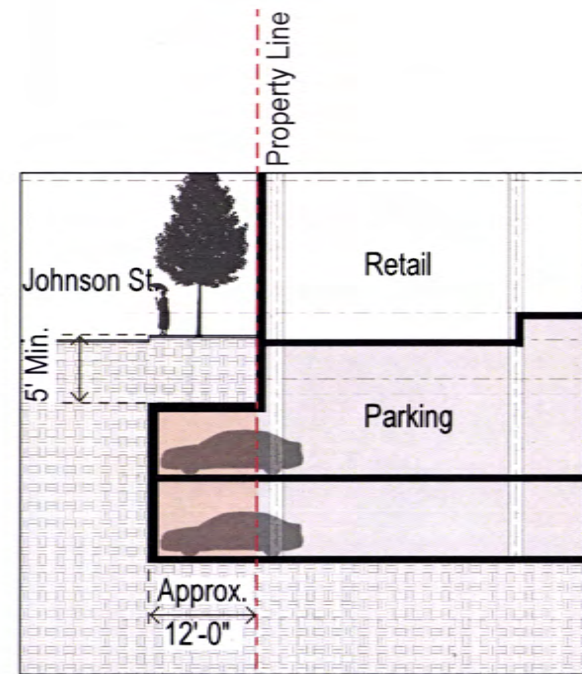
Section 2 - Design Concept

Parking Plan

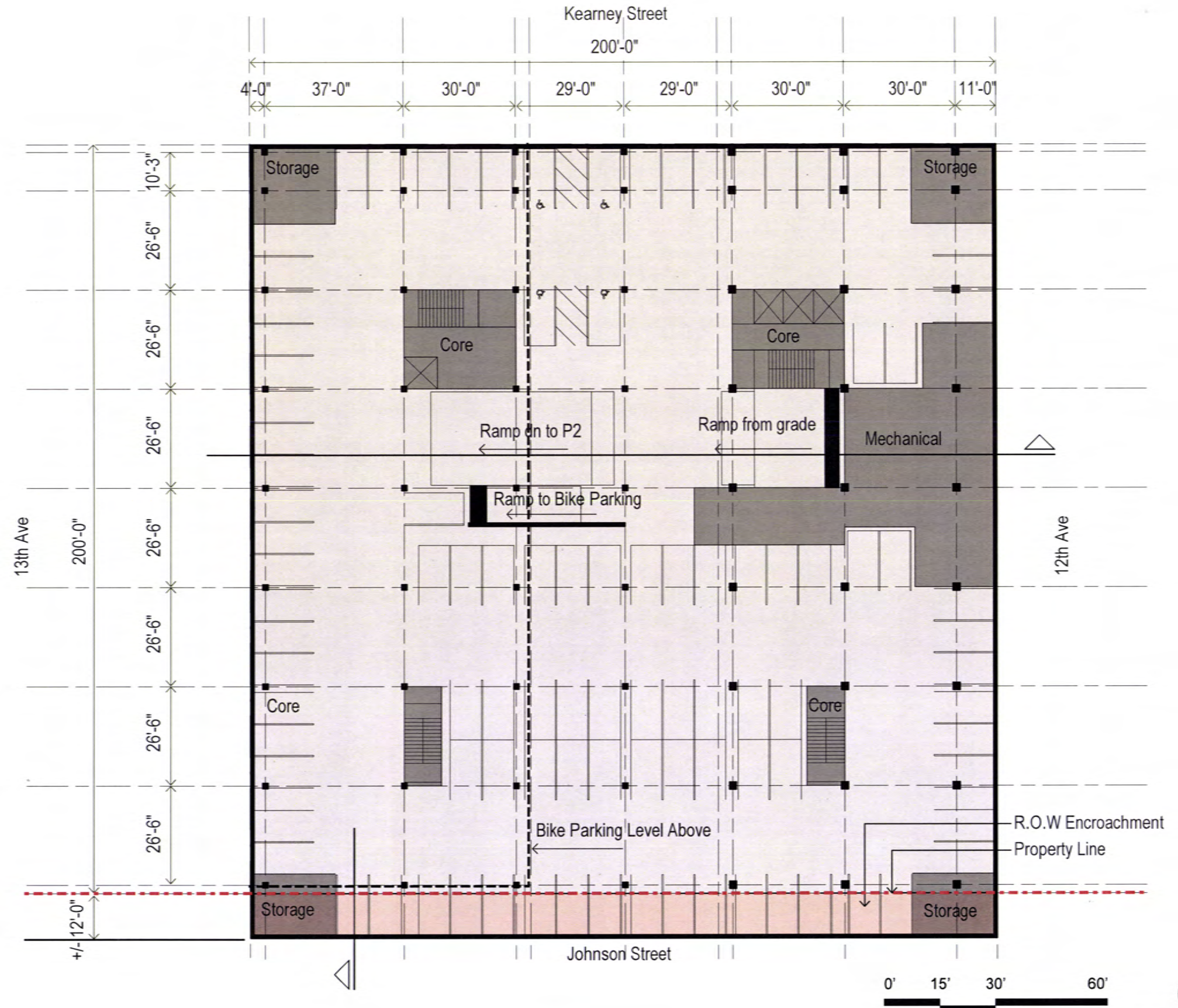
Parking under the Right-of-Way

The project is proposing to build two levels of below-grade parking under the right-of-way on Johnson Street using a "Revocable Encroachment Permit" and a building code appeal from the Bureau of Development Services.

The limit of encroachment would be to the curb line (which is *not* considered a "Major Encroachment"). The building portion in the ROW will be severable from the main building. Five feet of ground above the garage encroachment is required and proposed for planting and utilities.



Section



Section 2 - Design Concept

Typical Floor Plans

Building Data

Overall Gross Area +/- 379,800 SF

12th Avenue Highrise +/- 206,000 SF

Street Level: +/- 13,850 SF

Level 2: +/- 5,475 SF

Level 3: +/- 14,360 SF

Levels 4 - 14: +/- 14,630 SF

Level 15: +/- 11,000 SF

13th Avenue Lowrise +/- 74,000 SF

Street Level +/- 13,940 SF

Levels 2-5 +/- 15,000 SF

Total Area (FAR): +/- 280,000 SF

Parking Levels: +/- 99,800 SF

Area by Use:

Total Retail +/- 200,000 SF

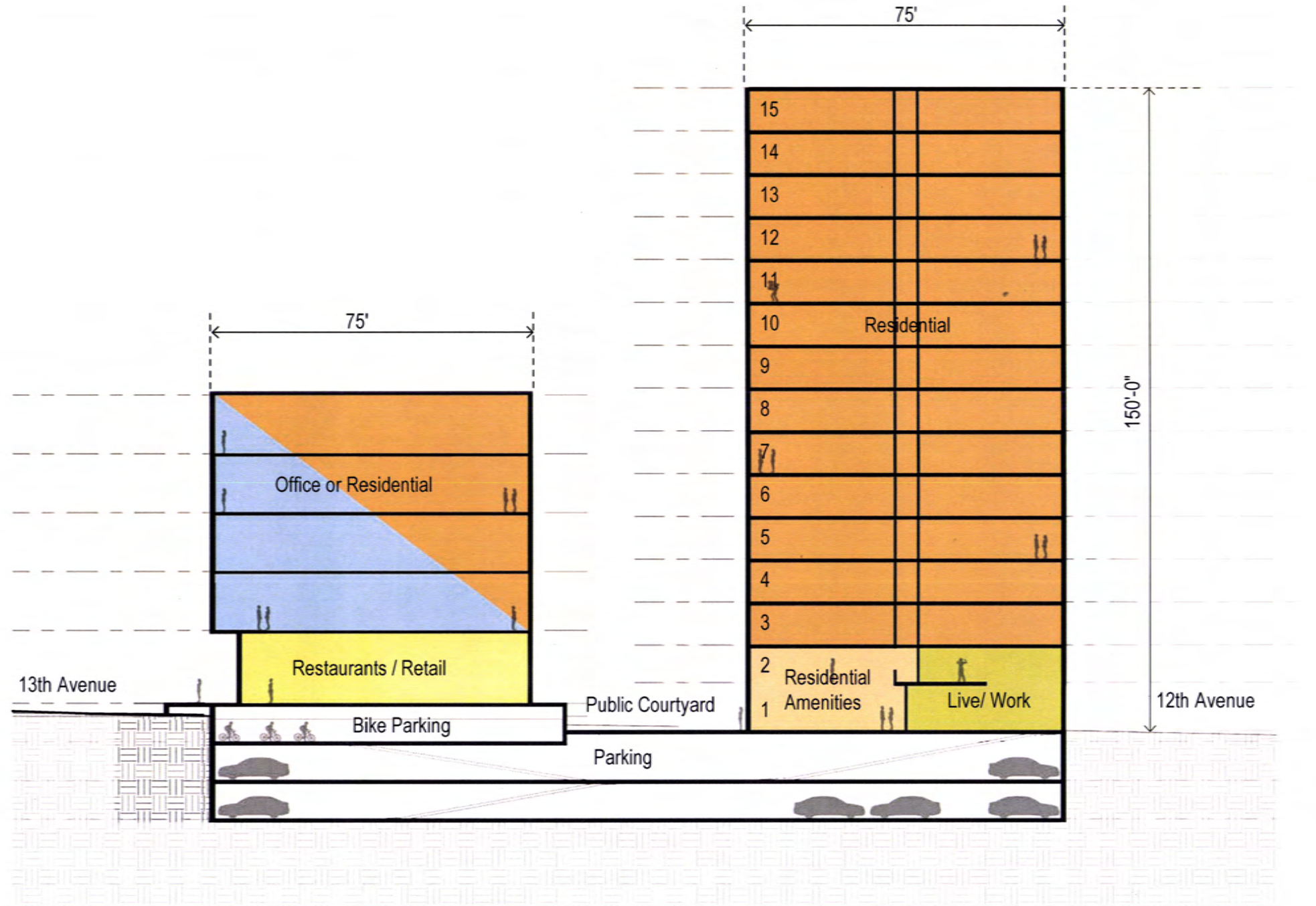
Total Residential +/- 14,700 SF

Total Lowrise Office or Res +/- 60,000 SF

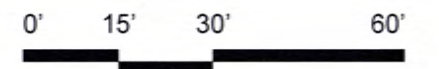


Section 2 - Design Concept

Building Section



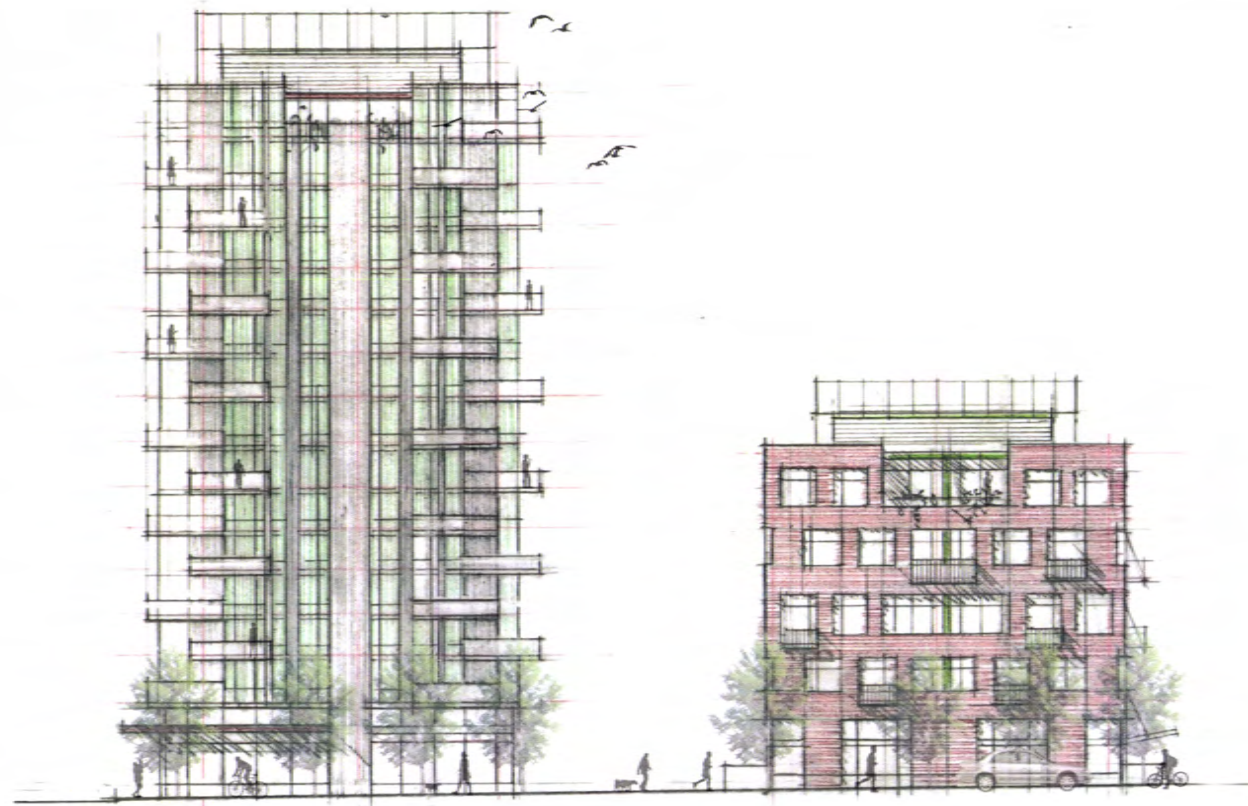
Building Section at 13th Ave Dock and Live/Work



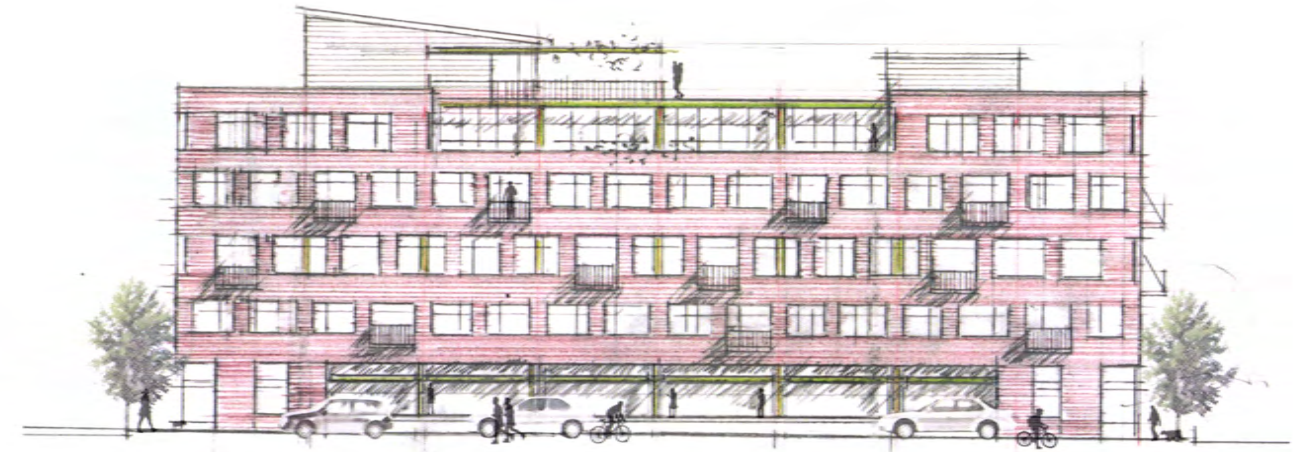
Section 2 - Design Concept Elevations

Potential Highrise Material Palette

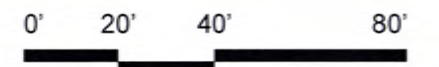
- Window-wall
- Metal Panel or Precast Concrete
- Exposed Concrete Structure
- Painted Steel or Glass Balcony railings



North Elevation on Kearney Street



West Elevation of Lowrise on 13th Avenue



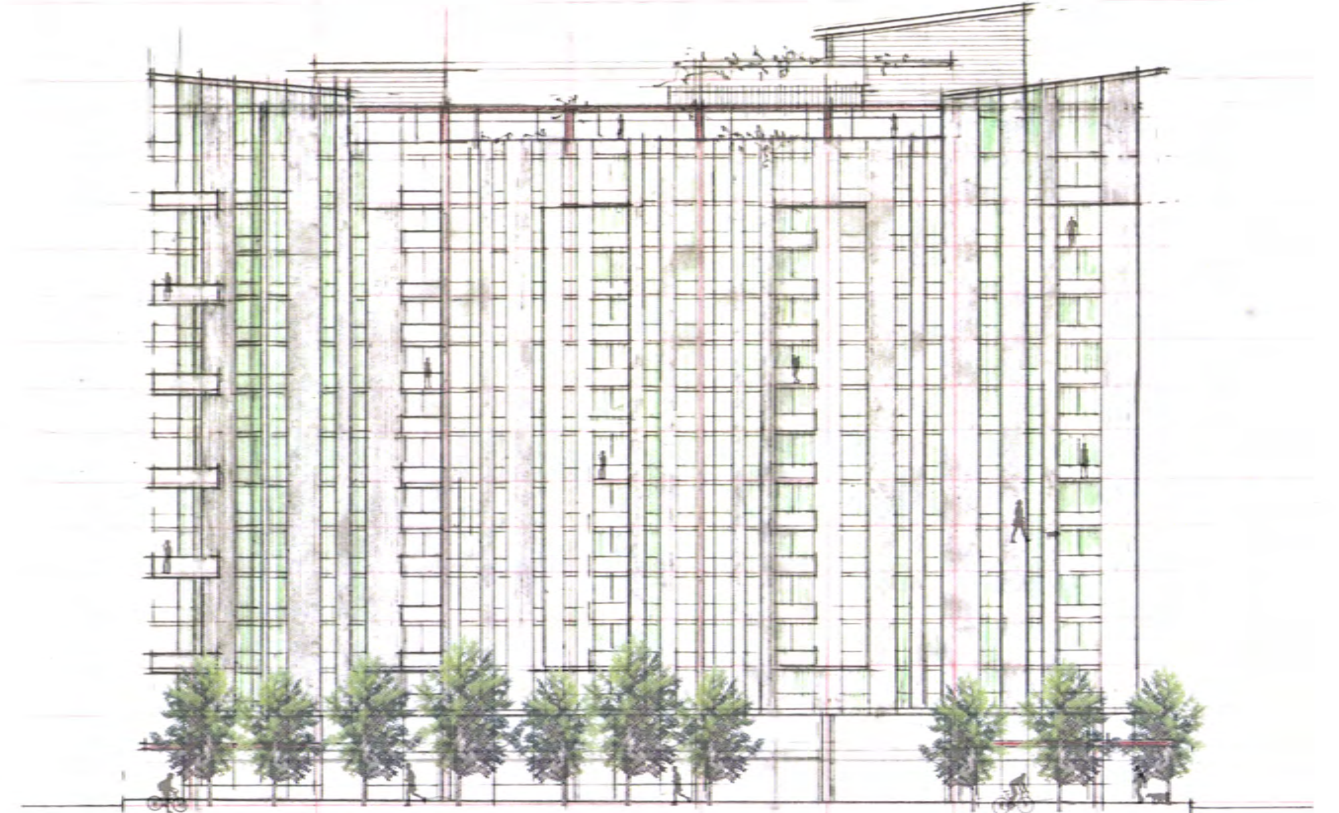
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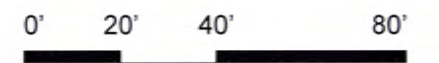
- Masonry or Glass Fiber Reinforced Concrete
- Aluminum or Wood Storefront
- Painted Steel Railings/Balconies
- Concrete Dock with Painted Steel Railings



South Elevation on Johnson Street



East Elevation of Highrise on 12th Avenue



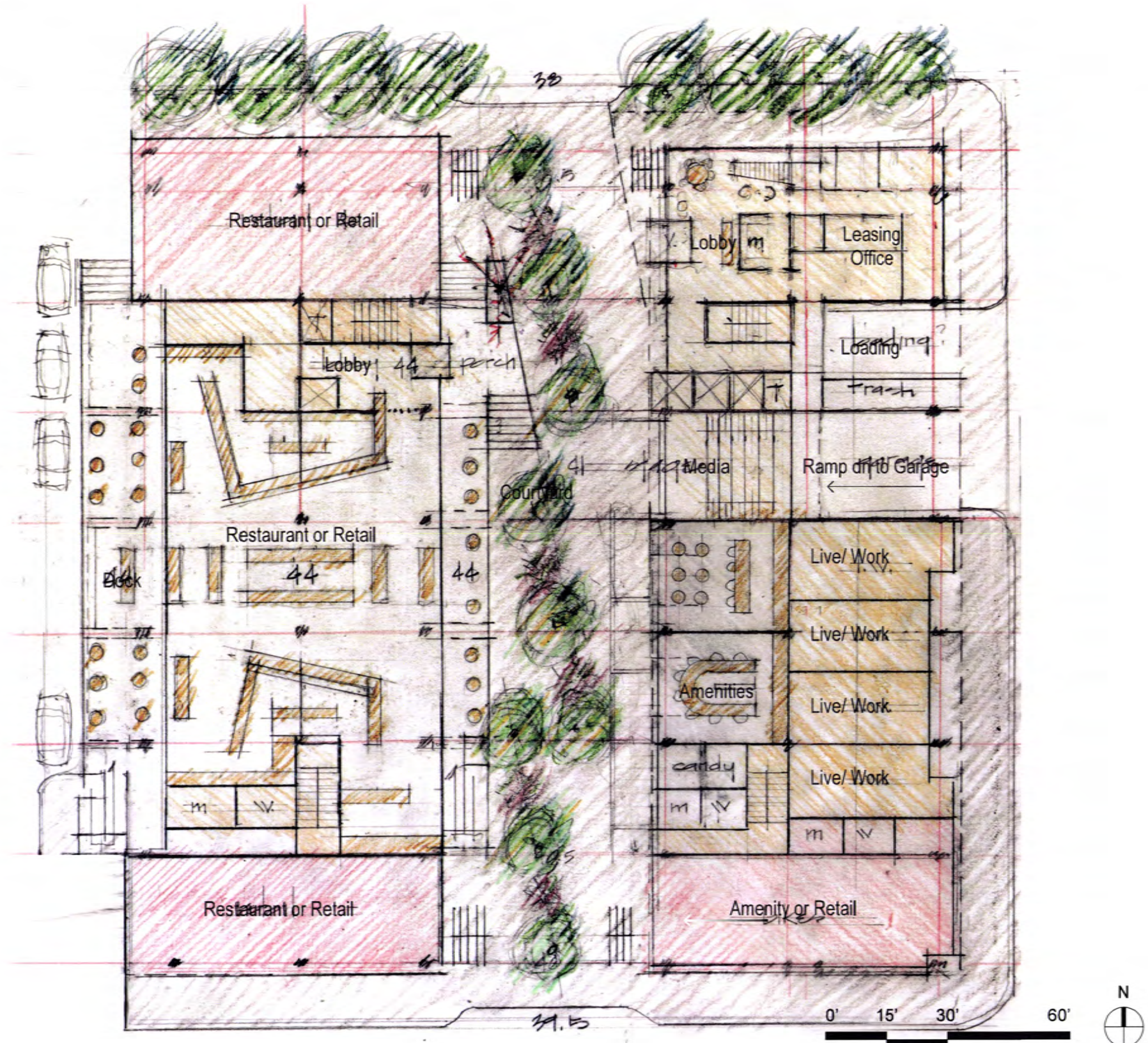
Section 2 - Design Concept

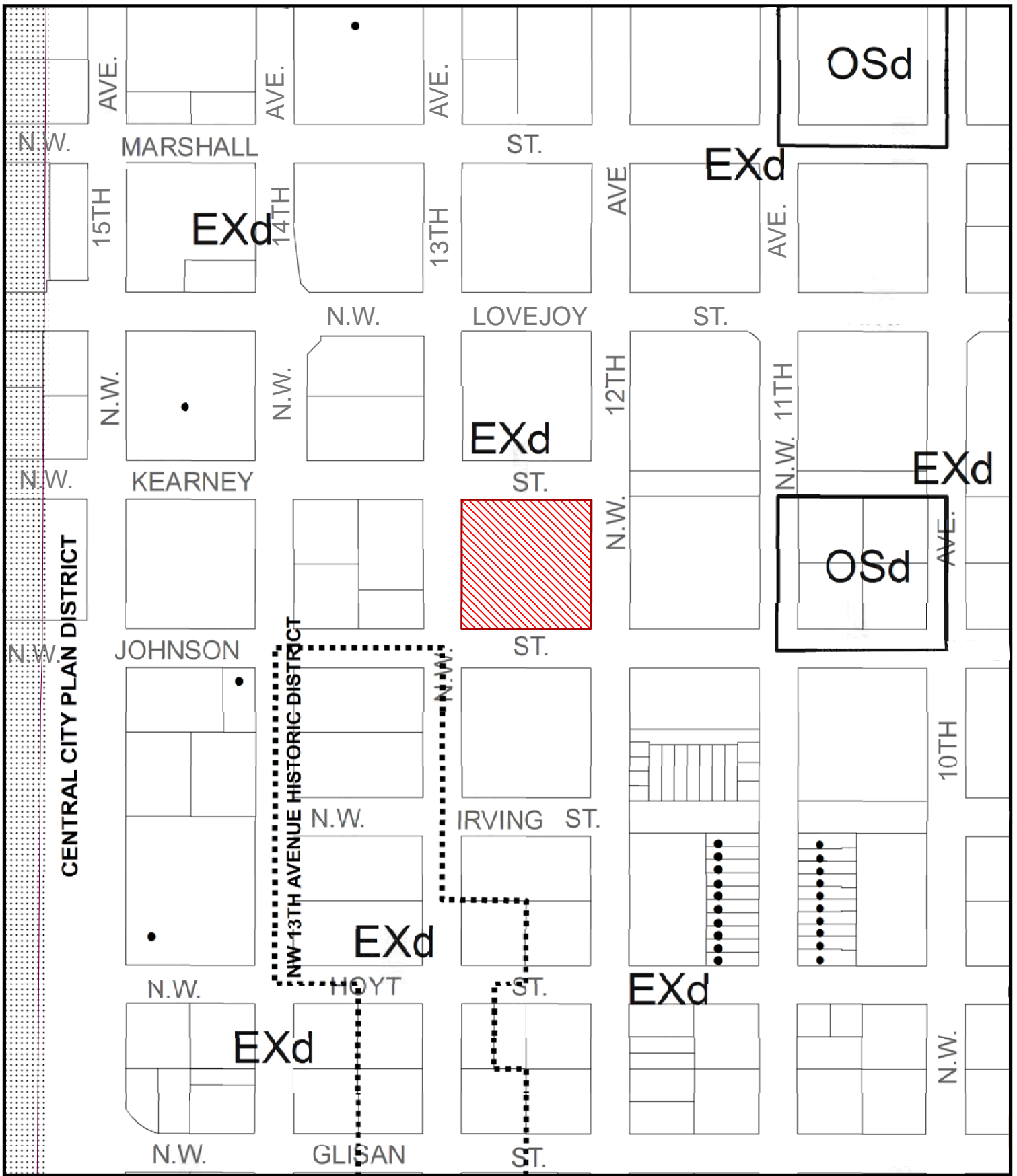
Courtyard + Street Level Building Plans

Ground Floor Vision

This scheme envisions the lowrise as an open market character of space with restaurants or retail located in the center of the building along a retail dock facing 13th Avenue. Dock-level retail activity could spill out on to the dock, and to a second raised dock on the courtyard side of the building. Street-level retail spaces would be located on the north and south ends of the building.

The ground level of the highrise would contain residential amenity spaces on the courtyard, and four live/work units on 12th Avenue.





ZONING



Site



Historic Landmark



NORTH

This site lies within the:
CENTRAL CITY PLAN DISTRICT

File No. EA 14-134106 DAR
 1/4 Section 2928
 Scale 1 inch = 200 feet
 State_Id 1N1E33AD 1600
 Exhibit B (Apr 03,2014)