



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

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner  
Paul L. Scarlett, Director  
Phone: (503) 823-7300  
Fax: (503) 823-5630  
TTY: (503) 823-6868  
[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

Date: May 13, 2014

From: Staci Monroe, Land Use Services  
503-823-0624 / [staci.monroe@portlandoregon.gov](mailto:staci.monroe@portlandoregon.gov)

## **REQUEST FOR RESPONSE**

**Case File: LU 14-137564 DZM HR – Pearl West**  
**Pre App: PC # 13-240521**

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 Staci Monroe at 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201. You can also e-mail your comments to me at my e-mail address identified above. 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: June 4, 2014 – 22 days after the date of this RFR** (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: June 9, 2014**
- **A public hearing before the Design Commission is tentatively scheduled for June 19, 2014 at 1:30 PM**

**Applicants:** Charles Dorn, THA Architecture  
733 SW Oak Street / Portland, OR 97205

Phillip Beyl, GBD Architects  
1120 NW Couch St, Suite 300 / Portland, OR 97209

**Owners:** 14th & Irving LLC  
101 SW Main St #1100 / Portland, OR 97204-3219

Avenue Lofts Condominiums Homeowners Association  
1001 NW 14<sup>th</sup> Avenue / Portland, OR 97209

**Representative:** Brian Owendoff, Capacity Commercial  
805 SW Broadway Suite 700 / Portland, OR 97205

**Site Address:** **Properties between NW 14<sup>th</sup> and NW 15<sup>th</sup> to the north and south of vacated Irving Street**

**Legal Description:** BLOCK 123 INC PT OF VAC ST LOT 1 LOT 4, COUCHS ADD; BLOCK 123 INC PT OF VAC ST LOT 2 LOT 3, COUCHS ADD; LOT 507 HISTORIC PROPERTY 15 YR 2000 POTENTIAL ADDITIONAL TAX, AVENUE LOFTS CONDOMINIUMS

**Tax Account No.:** R180211030, R180211090, R047002520

**State ID No.:** 1N1E33AD 02300, 1N1E33AD 02200, 1N1E33AD 40351

**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

**Other Designations:** Historic Landmark

**Zoning:** EXd – Central Employment Zone with Design overlay

**Case Type:** DZM HR – Design and Historic Resource 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 9-story commercial building with approximately 167,000 SF of office and retail space in the River Sub District of the Central City Plan District. The project is utilizing previously transferred floor area to exceed the allowed 3:1 FAR for a total of 6.5:1. The 120' tall building is achieving a 75' height bonus by using the previously transferred FAR. A three-level parking garage would be accessed off of NW 15<sup>th</sup> and provide 152 parking spaces. Bike parking is provided for both long term (59) and short-term (16) spaces. The main lobby entrance would be located on the south façade along the NW Irving pedestrian walkway. Loading and service area would be located next to the garage entry on NW 15<sup>th</sup> Avenue. Landscaping, stormwater planters, and pavers are proposed in the southern portion of the property, which alters the Superblock improvements that were part of the renovation of the Avenue Lofts project. The Historic Resource review is required because one of the landscape planters would project onto the Avenue Lots property, which is designated as a Historic Landmark. Building materials consist of dark brick, metal panel and louvers, aluminum storefront system and fiberglass windows.

The following Modifications are requested:

1. To exceed the maximum 120' building height with a 10' tall mechanical screen enclosure (Section 33.140.210);
2. To not meet the 50% ground floor window area on the west elevation; 32% proposed (Section 33.140.230 and 33.510.220); and
3. To reduce the size of one of the two large required loading spaces to down to 9'x18'x10' in size and to allow the one large loading space to not enter and exit in a forward motion off of NW 15<sup>th</sup> (33.266.310).

Type 3 Design Review is required for projects with a value exceeding \$2,087,000. Historic Resource Review is required for exterior improvements on a property designated as a Historic Landmark.

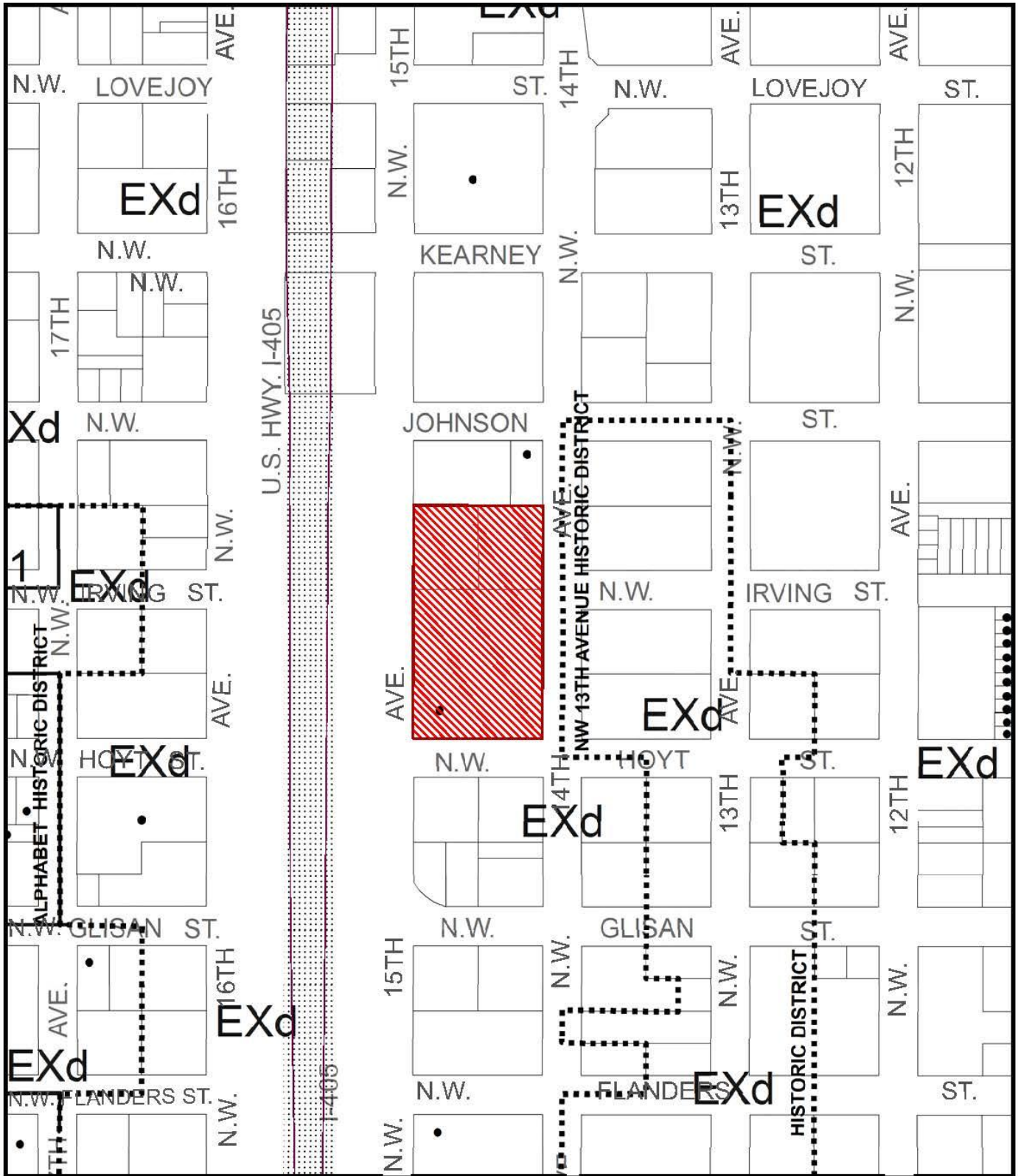
**Approval Criteria:**

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

- Central City Fundamental Design Guidelines
- River District Design Guidelines
- Other Approval Criteria of Section 33.846.060.G
- Modifications Through Design Review – Section 33.825.040

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 April 8, 2014 and determined to be complete on **May 8, 2014**.

**Enclosures:** Zoning Map, Site Plan, Building Elevations



# ZONING



Site

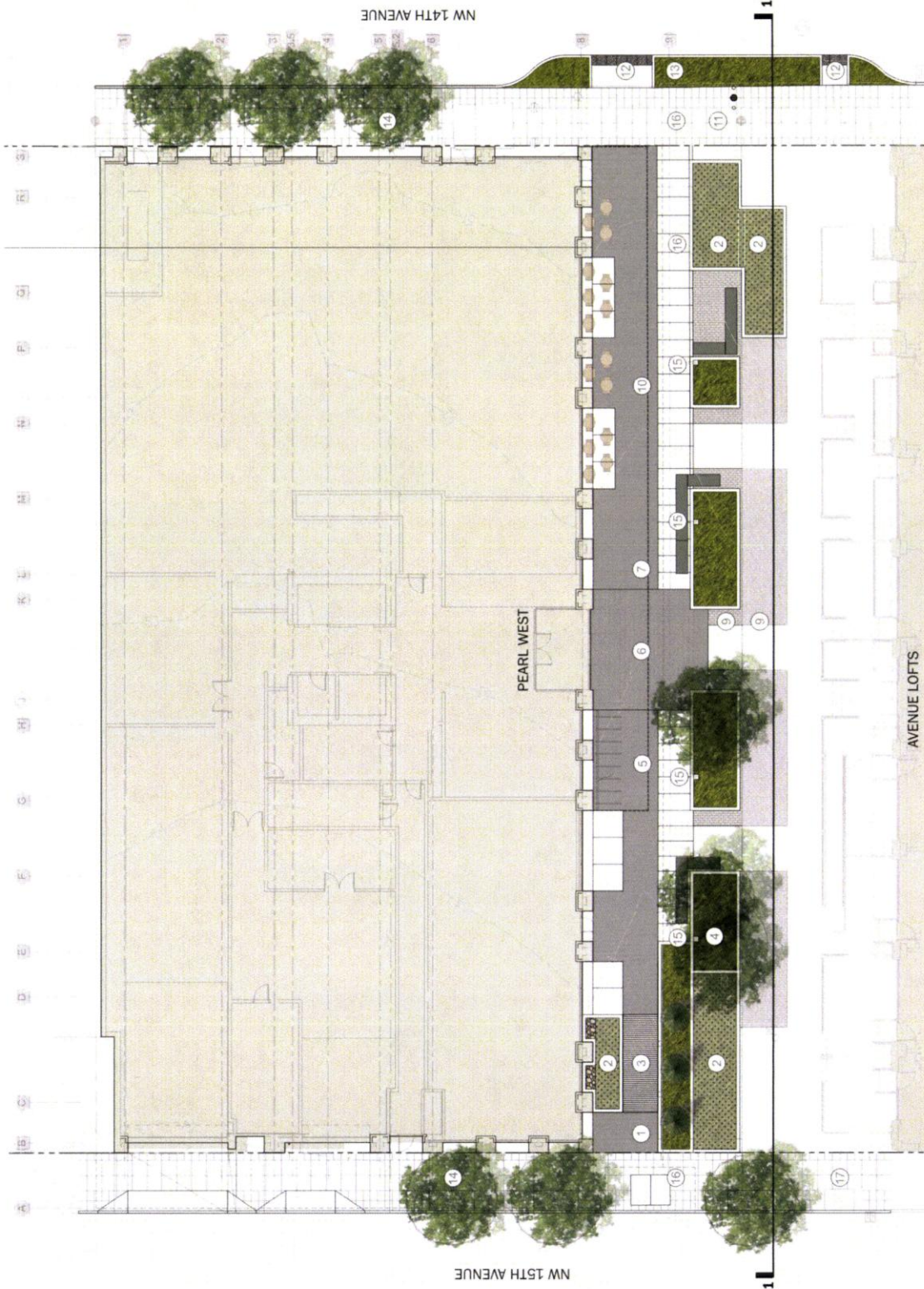


Historic Landmark



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

File No. LU 14-137564 DZM,HR  
 1/4 Section 2928  
 Scale 1 inch = 200 feet  
 State\_Id 1N1E33AD 40000  
 Exhibit B (May 09,2014)



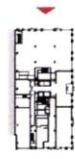
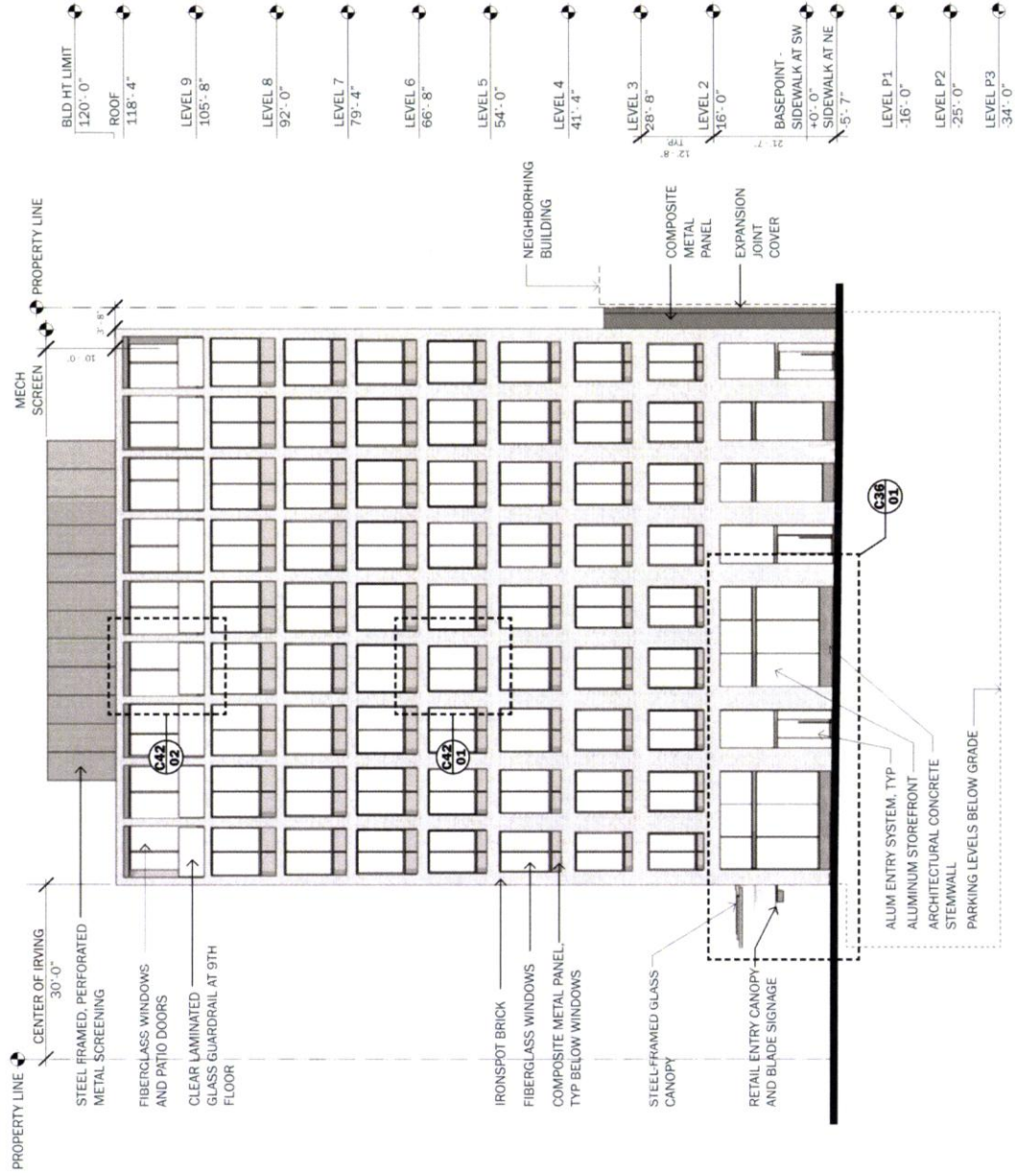
KEY

- 1 WEST PLAZA ENTRY
- 2 STORMWATER PLANTER
- 3 GRATED WALK SPANNING STORMWATER PLANTER
- 4 LOW LANDSCAPE PLANTER, TYP. varies 4' - 24" height
- 5 BIKE RACKS 16 covered spaces
- 6 MAIN BUILDING ENTRY
- 7 CONCRETE PLANK PAVING
- 8 BACKLESS BENCH, TYP.
- 9 EXISTING AND RESET COBBLE PAVING, TYP.
- 10 RESTAURANT SEATING, TYP.
- 11 NEW TWIN ORNAMENTAL LIGHTPOLE
- 12 PEDESTRIAN RAMP
- 13 LANDSCAPE STRIP AT CURB EXTENSION
- 14 NEW STREET TREE, TYP.
- 15 POLE LIGHT, TYP. OF 4
- 16 PEDESTRIAN SIDEWALK
- 17 EXISTING STREET TREE

File # EA 13-240525 DA  
 Revised May 5, 2014

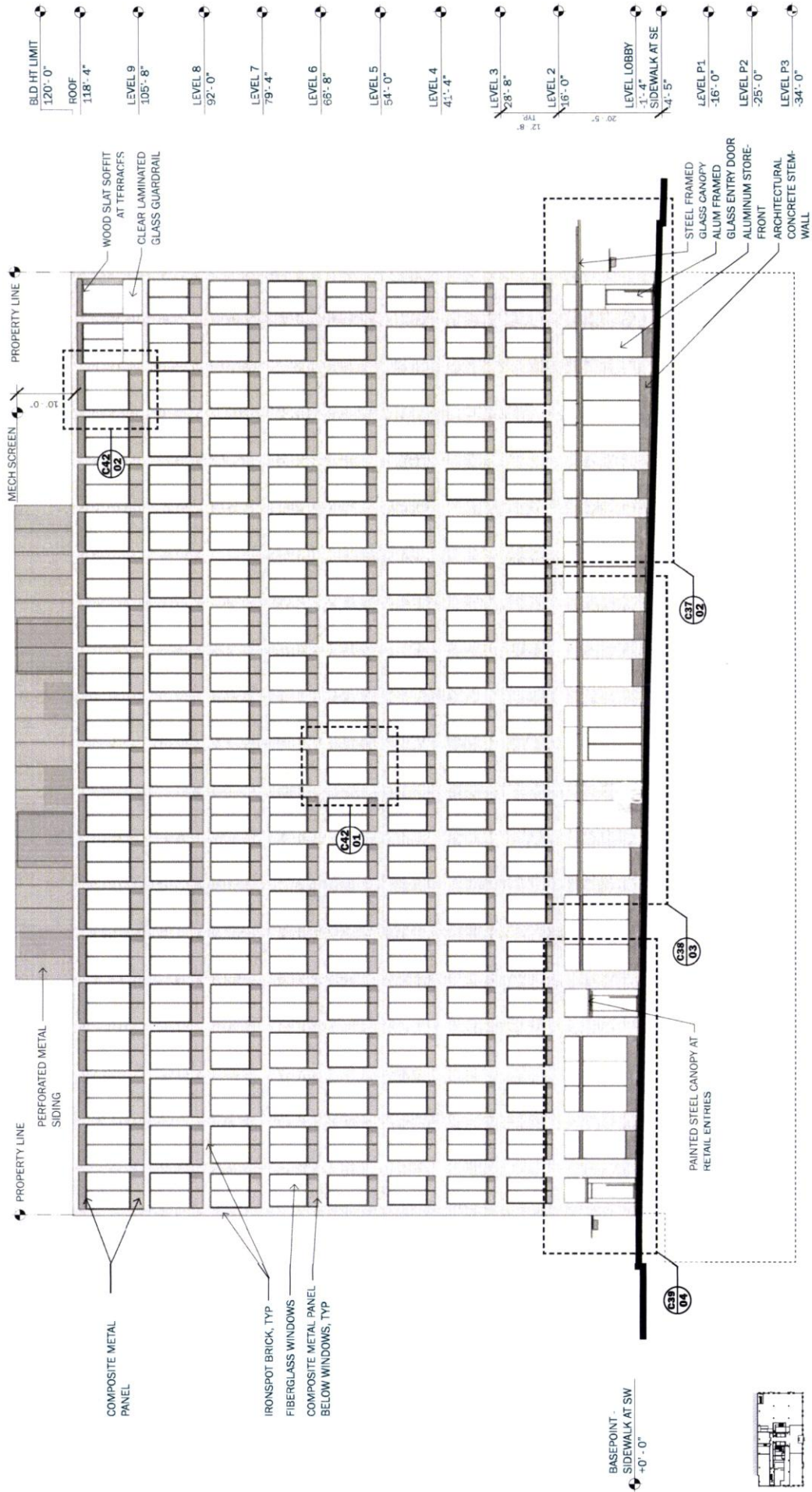
LANDSCAPE - SITE PLAN





File # EA.13-240525 DA  
April 7, 2014

**BUILDING ELEVATIONS**  
East Elevation - 14th Ave

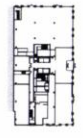
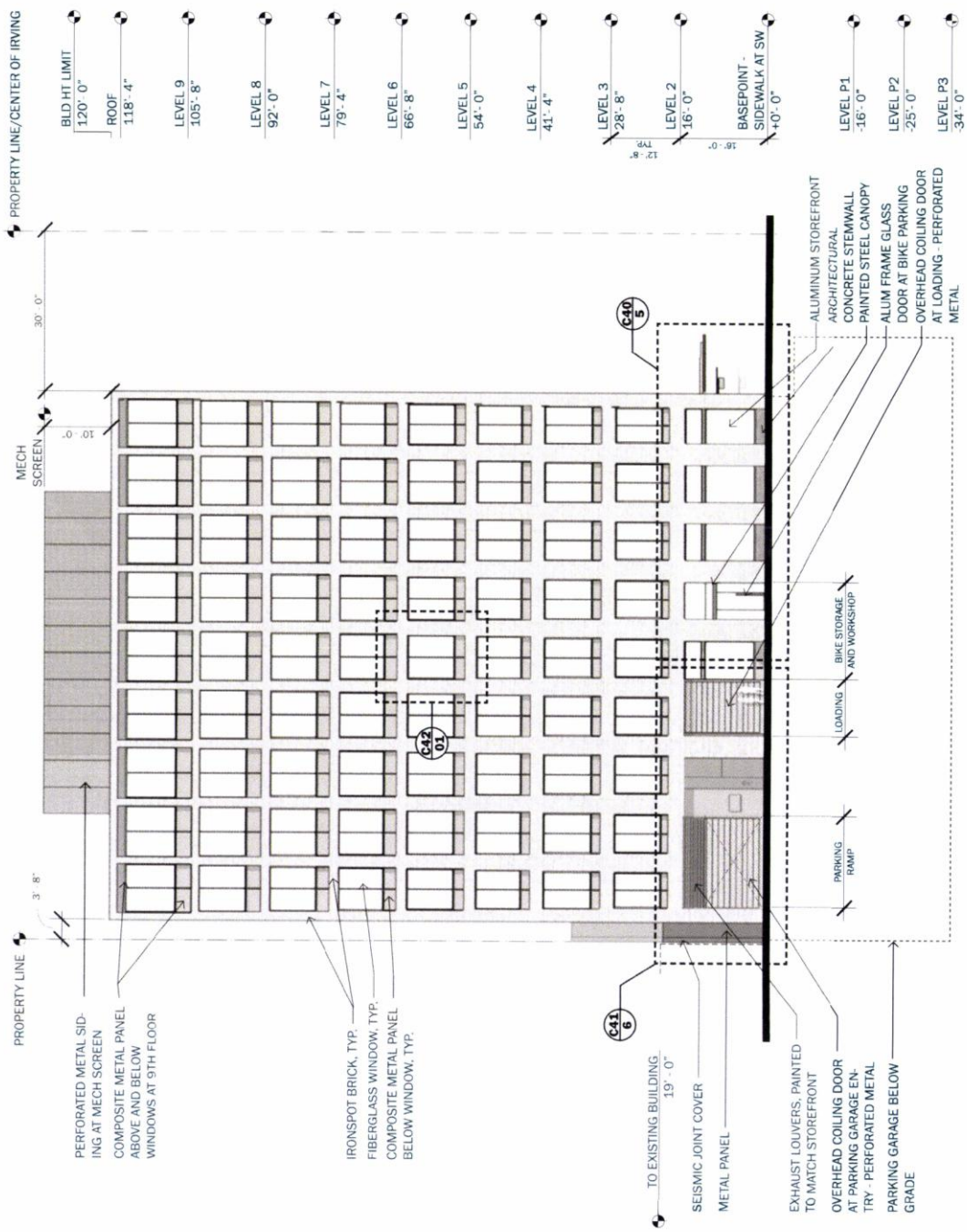


File # EA 13-240525 DA  
April 7, 2014



BUILDING ELEVATIONS

South Elevation - Irving Street



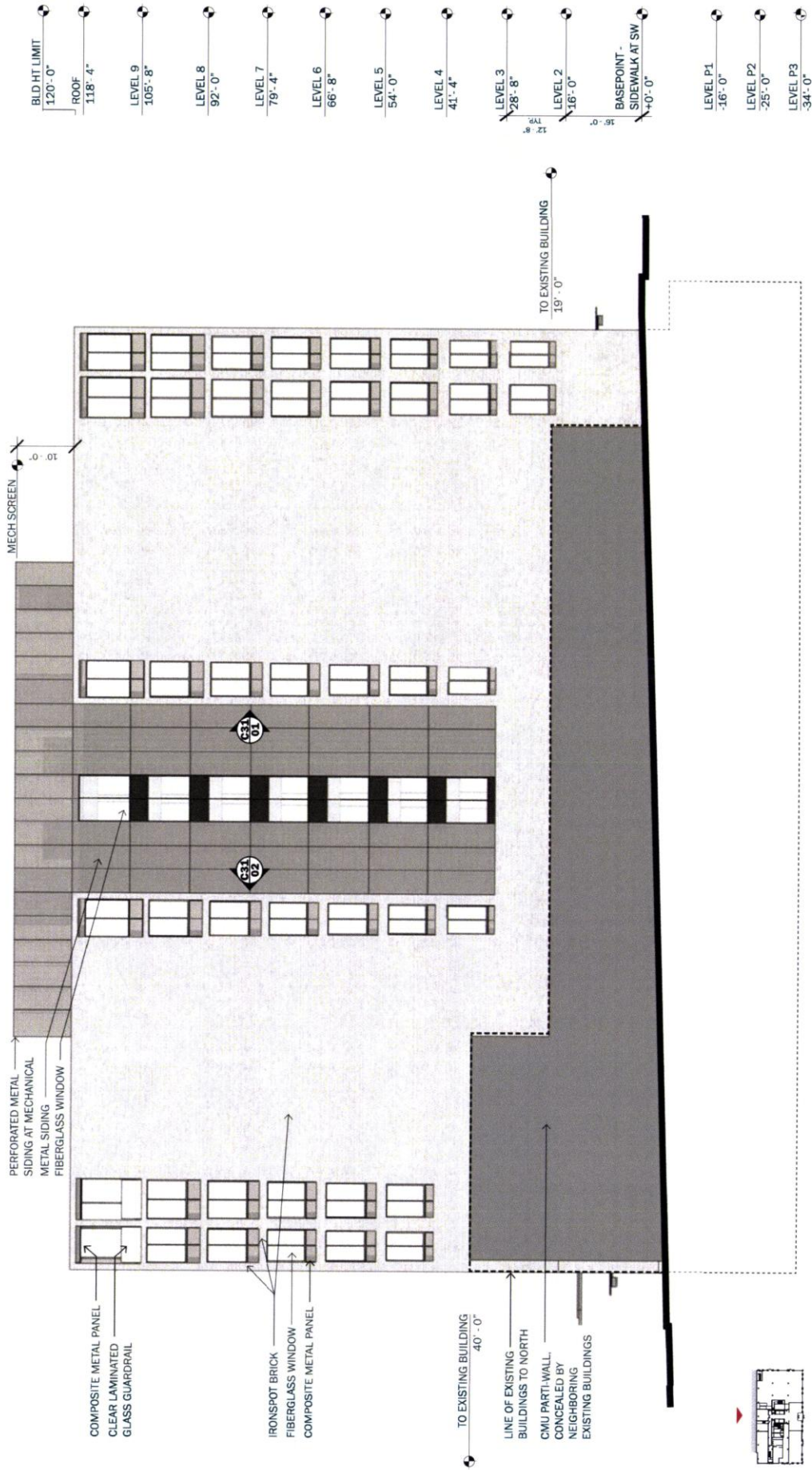
File # EA13-240525 DA  
April 7, 2014



**BUILDING ELEVATIONS**

West Elevation - 15th Ave





BUILDING ELEVATIONS

North Elevation



File # EA 13-240525 DA  
April 7, 2014