



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

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## MEMORANDUM

**Date:** May 5, 2014  
**To:** Portland Design Commission  
**From:** Kara Fioravanti, Senior Planner – Urban Design  
503-823-5892, [Kara.Fioravanti@portlandoregon.gov](mailto:Kara.Fioravanti@portlandoregon.gov)  
**Re:** May 15, 2014 Design Advice Request  
EA 14-134106 DA – Pearl Block 136

Attached is a drawing set for the Design Advice Request of a new full-block mixed-use project in the Central City Plan District's River sub-District. The project includes 2 bar buildings with a courtyard between. The building at NW 13<sup>th</sup> Avenue is 5 stories and the building at NW 12<sup>th</sup> Avenue is 15 stories. The total number of residential units proposed is approximately 220. The total number of parking spaces proposed is approximately 220 spaces in two levels of underground parking. Parking and loading will be accessed from NW 12<sup>th</sup> Avenue. The NW 13<sup>th</sup> Avenue frontage includes a raised dock within the right-of-way, as allowed by the River District ROW standards. Maximum FAR allowed, which includes bonuses, is 7:1 and the proposed building reaches 7:1. Maximum height allowed, which includes bonuses, is 150' and the proposed tower height is 150'. The site is just north of the designated NW 13<sup>th</sup> Avenue Historic District. The approval criteria will be The Central City Fundamental Design Guidelines and River District Design Guidelines.

Areas for discussion on May 15, 2014:

- Additional approval criteria will apply to the request for a **75' height bonus** at the tower bar building. Those criteria are listed in the Zoning Code under 33.510.210 E.4. and 33.510.205 A. and are listed at the end of this memo for your review. A discussion on the project's compliance with these criteria will be helpful in this DA process.
- **Courtyard** design and expectations.
- Feedback on **right-of-way** elements and designs: NW 13<sup>th</sup> Avenue dock; mid-block curb extension at NW Johnson; parking/loading entries at NW 12<sup>th</sup>; vaults, loading curb cut and lack of street trees at NW Kearney.
- **Ground level** programming, including proposed uses, entries, scale, character, etc.
- Expectations for **coherent design** and **high-quality** materials and detailing.

At this time Modifications/Adjustments to Zoning Code development standards have not been found.

*For your review, additional approval criteria for the requested 75' height bonus at the tower:*

**33.510.210 E.4. Approval Criteria.** The approval of the bonus height is made as part of the design review of the project. The bonus height may be approved if the review body finds that the applicant has shown that all of the following criteria have been met:

- a. The increased height will not violate an established view corridor;
- b. If the site is within 500 feet of an R zone, the proposed building will not cast shadows that have significant negative impacts on dwelling units in R zoned lands;
- c. If the site is shown on Map 510-3 as eligible for the Open Space (OS) performance standard, the project must meet the performance standards of Subsection 33.510.205.E.;
- d. If the site is on a block adjacent to the Yamhill or Skidmore Fountain/Old Town Historic Districts, the project must meet the performance standards of Subsection 33.510.205.D.;
- e. The increased height will result in a project that better meets the applicable design guidelines; and

- f. Approval of the increased height is consistent with the purposes stated in Subsection 33.510.205.A.

**33.510.205 Height**

**A. Purpose.** The maximum building heights are intended to accomplish several purposes of the Central City Plan. These include protecting views, creating a stepdown of building heights to the Willamette River, limiting shadows on public open spaces, ensuring building height compatibility and step downs to historical districts, and limiting shadows from new development on residential neighborhoods in and at the edges of the Central City.

Please contact me with any questions or concerns.