



**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](http://www.portlandoregon.gov/bds)

Date: 6/30/14

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

## **REQUEST FOR RESPONSE**

**Case File:** LU 14-152721 DZM GW  
*Riverscape Lot 1 Apartments*  
**Pre App:** PC # 14-129579

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: 7/30 – 30 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: 8/11/14**
- **A public hearing before the Design Commission is tentatively scheduled for August 21, 2014 at 1:30 PM**

**Applicant:** Kurt Schultz, 503-445-7312  
SERA Design LLC  
338 NW 5th Avenue  
Portland, Oregon 97209

**Developer:** Lee Novak  
Fore Property Company  
1741 Village Center Circle  
Las Vegas, NV 89134

**Owner:** Holt Distressed Property  
PO Box 87970  
Vancouver, WA 98687-7970

**Site Address:** Property on east side of NW Front Avenue at NW 15<sup>th</sup> Avenue immediately northwest of Fremont Bridge

**Legal Description:** LOT 1, RIVERNORTH  
**Tax Account No.:** R708970150  
**State ID No.:** 1N1E28D 00304  
**Quarter Section:** 2828  
**Neighborhood:** Northwest District, contact John Bradley at 503-313-7574.  
**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 sub area  
**Zoning:** RXdg – Central Residential zone with design and greenway overlays  
**Case Type:** DZM GW – Design and Greenway reviews 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 and Greenway Review approval for a new 6-story, mixed use development in the North Pearl sub area of the Central City plan district, River sub district. The project would provide 149 residential apartment units in a U-shaped building that steps down to 3 stories along the future greenway trail at the northeast edge of the site. A small retail space is proposed at the ground level along Front Avenue. Parking is proposed in both surface spaces at the southeastern end (30 spaces) and in a basement level garage (107 spaces). Access to all of the parking on site is from SW Front and aligned with the signalized intersection at NW 15<sup>th</sup> Avenue. The project includes an ecoroof atop the southwestern roof, which allows for additional FAR beyond the 2:1 of the base zone (2.08:1 proposed). A rooftop amenity space is also proposed on the northeastern lower roof along the future greenway trail. A ground level outdoor courtyard would be located within the center of the building, which also contains bike parking and loading spaces. A 20' wide easement along the southeastern edge of the property near the base of the Fremont Bridge, required by ODOT for bridge maintenance and for trail access under the original subdivision, will be improved with a concrete walkway. The 25'-0" area between the site and the river will be improved with concrete and lighting to connect the existing greenway trails that extend to the north and south of the site. Building materials include brick (arctic white – norman size), fiber cement board between windows (dark gray), and black vinyl windows.

The following Modifications are requested:

1. To reduce the minimum parking space width from 8'-6" to 7'-10" (PZC Section 33.266.130.F, Table 266-4);
2. To exceed the maximum 200' building dimension in the North Pearl sub area with a 227'

- long east-west dimension along the north wall (PZC Section 33.510.251.D.3.c); and
3. To reduce the bicycle parking space width from the required 2 feet to 18 inches for all 179 of the proposed long-term bicycle parking spaces (PZC Section 33.266.220.C).

**Approval Criteria:**

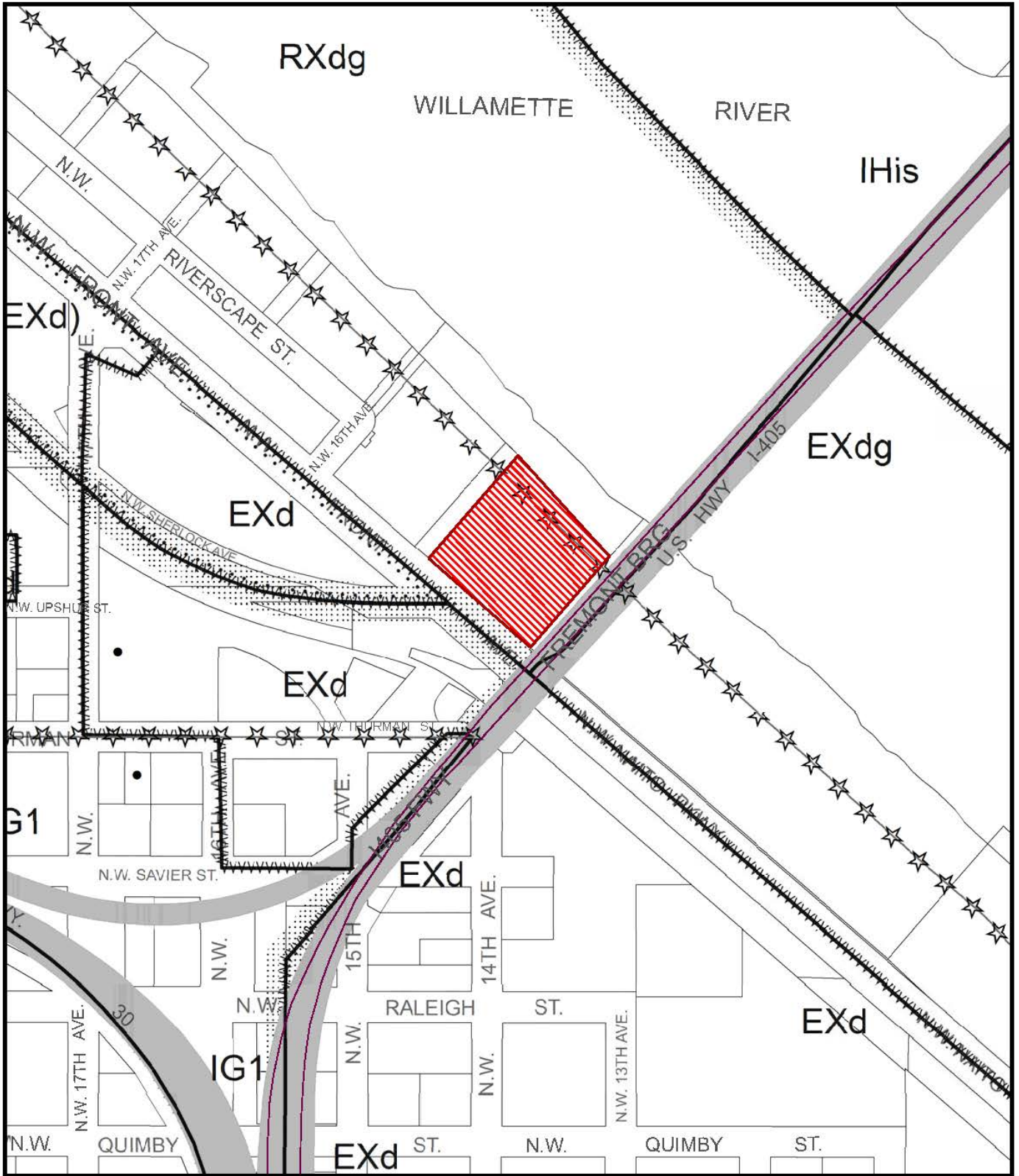
In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are:

- Central City Fundamental Design Guidelines
- River District Design Guidelines
- Willamette Greenway Design Guidelines
- 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 May 5, 2014 and determined to be complete on **June 25, 2014**.

It is important to submit all evidence to the Design Commission. City Council will not accept additional evidence if there is an appeal of this proposal.

Enclosures: Zoning Map, Site Plan, Building Elevations



# ZONING



Site

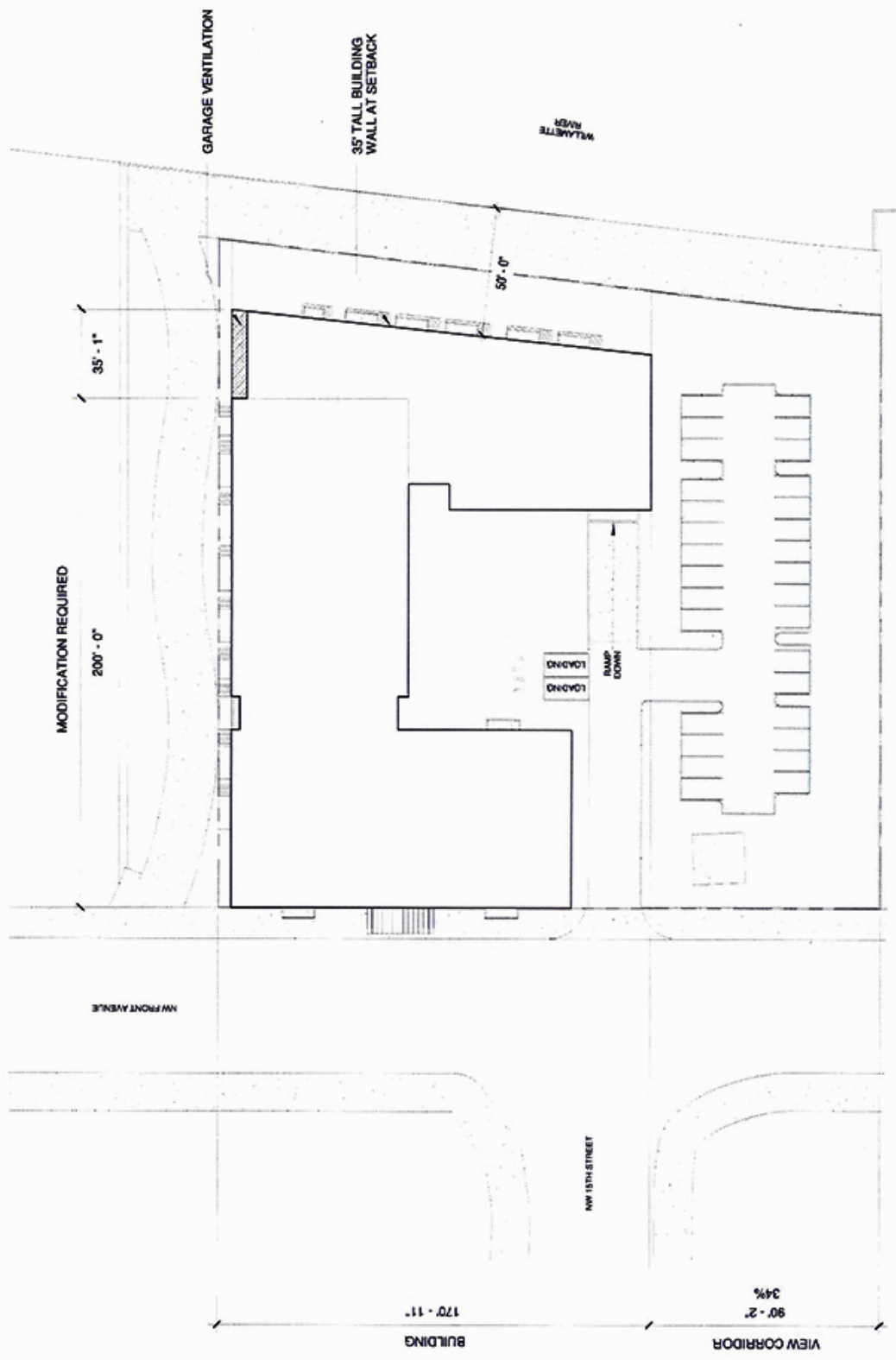


Historic Landmark



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

File No. LU 14-152721 DZM, GW  
 1/4 Section 2828  
 Scale 1 inch = 250 feet  
 State\_Id 1N1E28D 304  
 Exhibit B (May 07, 2014)



NORTH PEARL SUBAREA WATERFRONT DEVELOPMENT STANDARDS C32

RIVERSCAPE LOT 11 DESIGN REVIEW - 14-152721 D2M GW - 06.12.2014

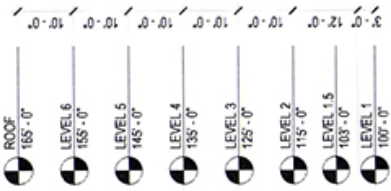
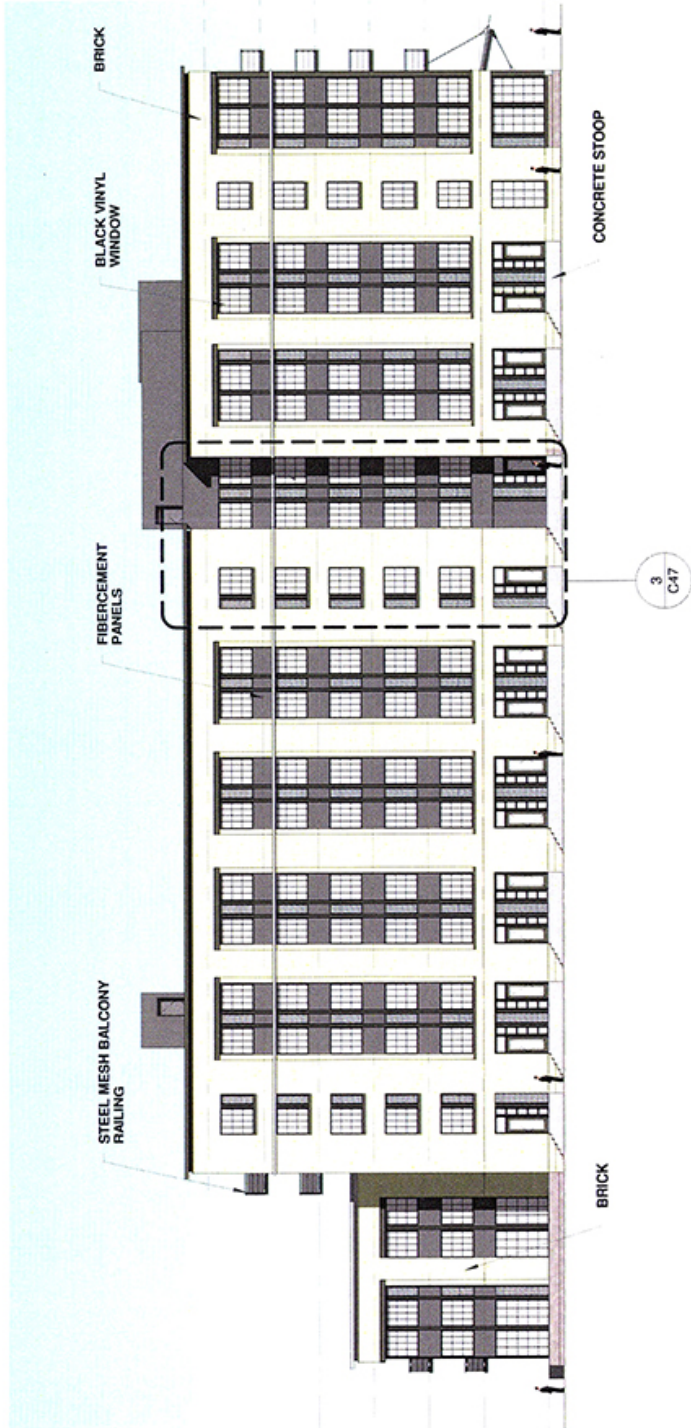


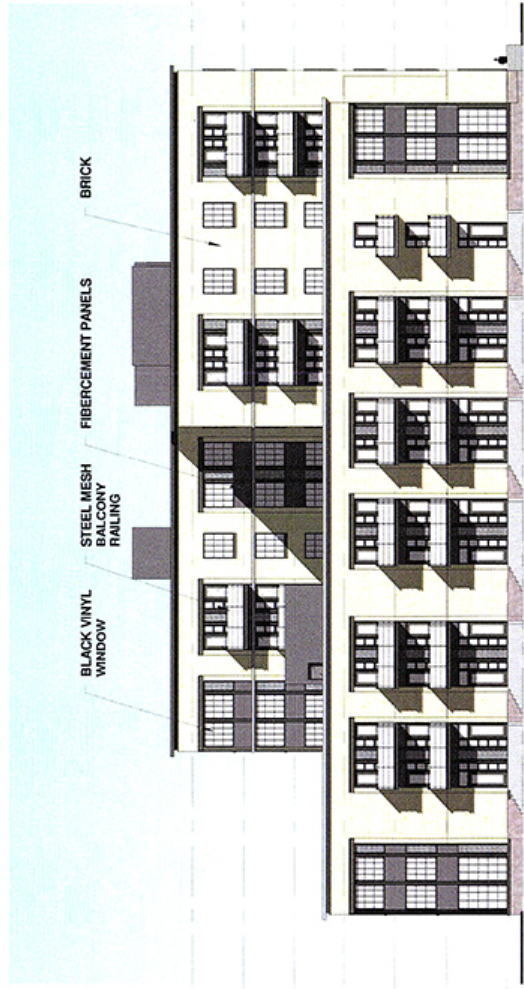


ROOF	165'-0"
LEVEL 6	155'-0"
LEVEL 5	145'-0"
LEVEL 4	135'-0"
LEVEL 3	125'-0"
LEVEL 2	115'-0"
LEVEL 1.5	105'-0"
LEVEL 1	100'-0"









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BRICK

FIBERCEMENT  
PANELS

BLACK VINYL WINDOW

STEEL MESH BALCONY  
RAILING

- ROOF 165'-0"
- LEVEL 6 155'-0"
- LEVEL 5 145'-0"
- LEVEL 4 135'-0"
- LEVEL 3 125'-0"
- LEVEL 2 115'-0"
- LEVEL 1.5 105'-0"
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