



**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: June 6, 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 14-153049 DZM AD – *Market Street Apartments*  
**Pre App:** PC # 14-124397

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: July 9, 2014 – 33 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: July 28, 2014**
- **A public hearing before the Design Commission is tentatively scheduled for August 7, 2014 at 1:30 PM**

**Applicant:** Kurt Schultz | Sera Design LLC | 338 NW 5th Ave | Portland, OR 97209

**Owner:** Willamette Valley Company | 1075 Arrowsmith Street | Eugene, OR 97402-9121

**Site Address:** Northwest corner of SW 11th Avenue & SW Market Street (R246653)

**Legal Description:** BLOCK 266 LOT 3&4, PORTLAND

**Tax Account No.:** R667729600

**State ID No.:** 1S1E04AD 05100

**Quarter Section:** 3128

**Neighborhood:** Portland Downtown, contact Jennifer Geske at 503-750-9843.

**Business District:** None

**District Coalition:** Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

**Plan District:** Central City - University District

**Zoning:** CXd – Central Commercial zone with a Design overlay

**Case Type:** DZM AD – Design Review with a Modification and Adjustments

**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 6-story residential building on a quarter block site in the West End sub area of the Central City plan district, Downtown sub district. The 65' tall building would provide 67 residential units, two of which would be live-work. Twenty-six parking spaces would be provided in the ground level and accessed off of SW 11<sup>th</sup>, the majority of which would be mechanically stacked spaces. A curb extension is proposed along the SW 11<sup>th</sup> & Market frontages at the southeast corner and is where the underground transformer vault is being located. Outdoor areas are provided in individual balconies, a 2<sup>nd</sup> floor courtyard and an optional rooftop deck amenity space. The optional roof deck would include two stair enclosures and one elevator overrun on the rooftop to accommodate the necessary exiting. Oriel windows would occur on the south and east elevations with an exception requested to the 12'-0" separation requirement (4'-0" proposed). The predominant building material would be brick in two colors, fiber cement panels on the courtyard and north end walls, fiberglass storefront system and vinyl windows.

The following Adjustments are requested:

1. To allow parking access off of SW 11<sup>th</sup> Avenue, a Parking Access Restricted Street (Section 33.510.563.G.6).
2. To allow more than 2 parking spaces within the ground level of the building (Section 33.510.263.G.9).

The following Modification is requested:

1. Reduce the 20' required drive aisle width to 18' for the portion of the drive aisle behind the loading and ADA spaces (Section 33.266130.F.2)

**Approval Criteria:**

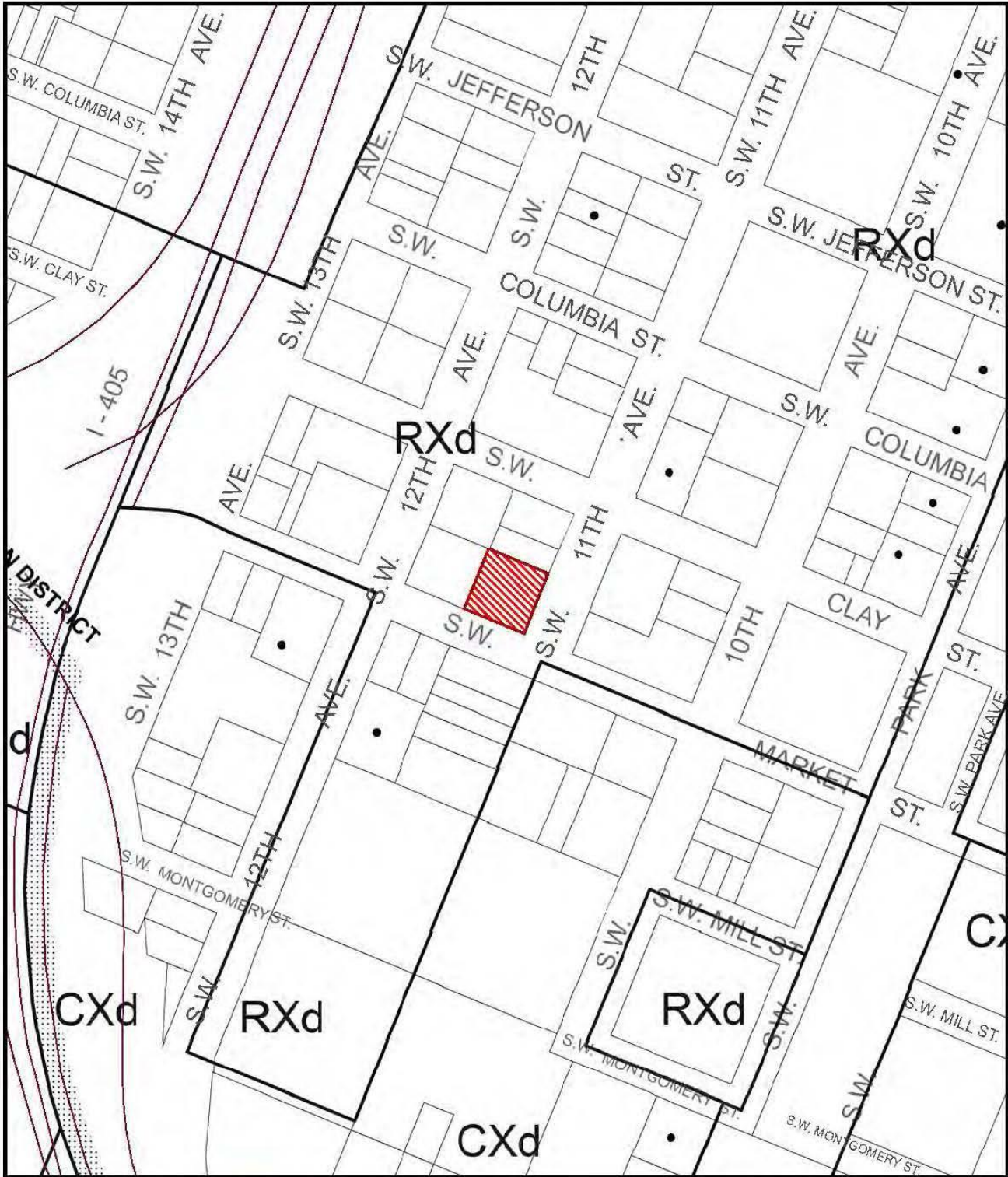
In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are:

- Central City Fundamental Design Guidelines
- Modifications Through Design Review – Section 33.825.040
- Adjustments – Section 33.805.040

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 6, 2014 and determined to be complete on **June 4, 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**  
**DOWNTOWN - WEST END**

File No. LU 14-153049 DZM AD

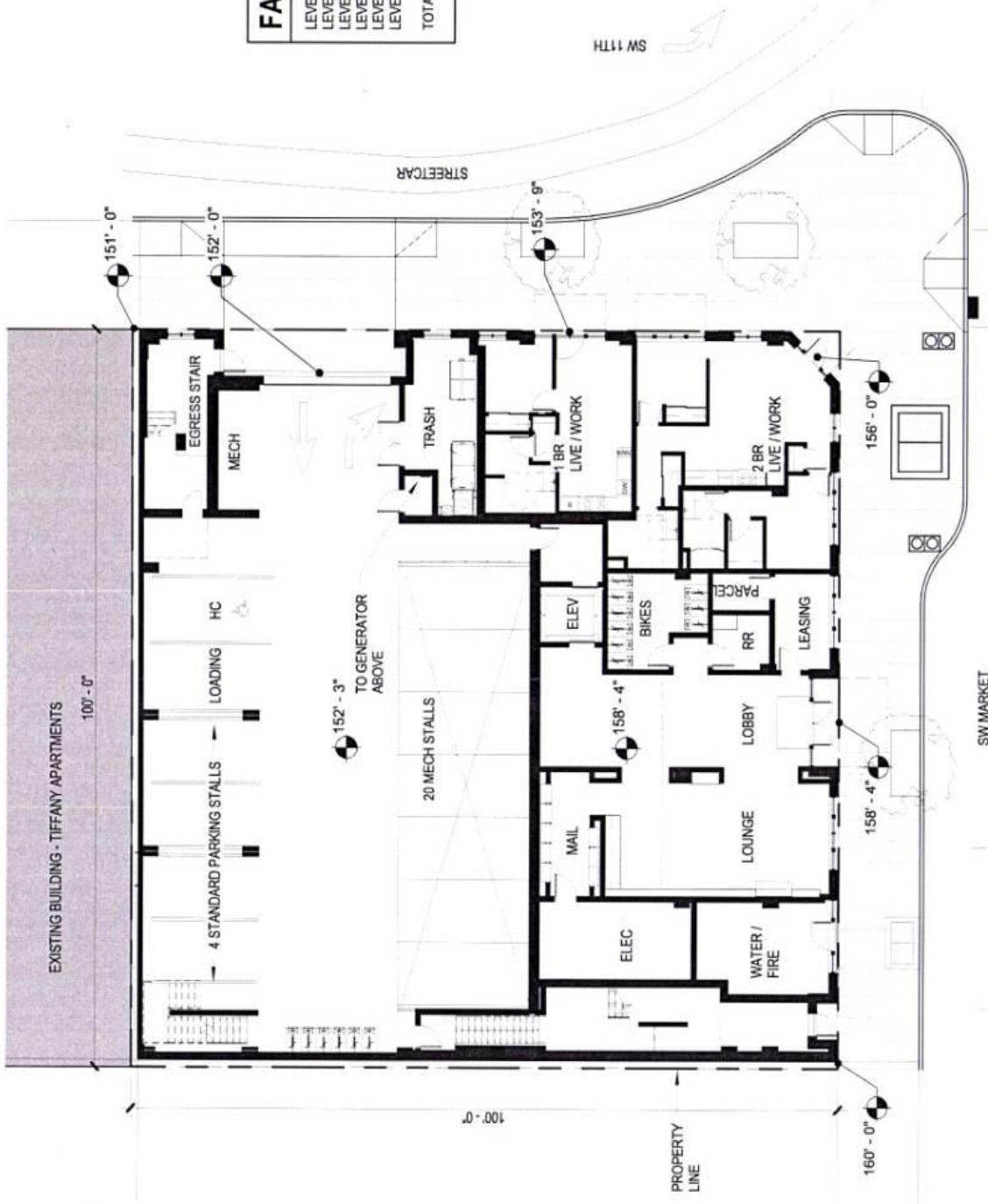
1/4 Section 3128

Scale 1 inch = 200 feet

State\_Id 1S1E04AD 5100

(May 7, 2014)

FAR ANALYSIS	
LEVEL 1	9,560 SF
LEVEL 2	8,482 SF
LEVEL 3	8,631 SF
LEVEL 4	8,631 SF
LEVEL 5	8,631 SF
LEVEL 6	8,631 SF
TOTAL FAR	52,566 SF

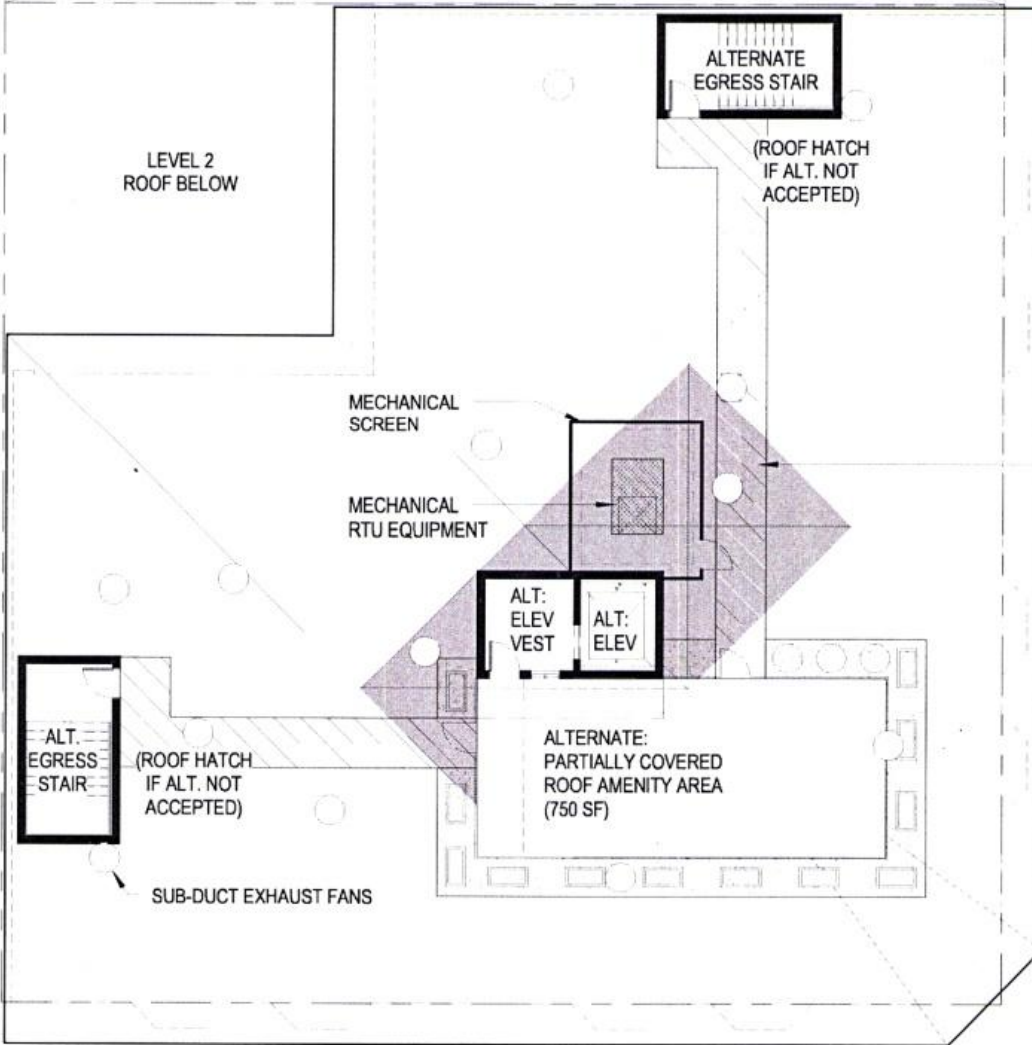


MARKET STREET APARTMENTS | DESIGN REVIEW APPLICATION - EA 14-153049 D2M/AD | 05.30.2014

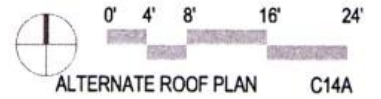


SITE AND LEVEL 1 FLOOR PLAN C11

EXISTING BUILDING BELOW - TIFFANY APARTMENTS



ALTERNATE:  
ACCESSIBLE PATHS TO ROOFTOP DECK





ALT: ELEVATOR TO ROOF  
 ALT: STAIR TO ROOF  
 BALCONY WITH ORNAMENTAL METAL RAILS

ALT: STAIR TO ROOF  
 METAL CORNICE

STAGGERED BRICK SOLDIER COURSE  
 BRICK, TYPE 2  
 METAL CORNICE

STAGGERED BRICK SOLDIER COURSE  
 FIBER CEMENT PANELS

BLACK VINYL WINDOWS AT LEVELS 2-6

BRICK, TYPE 1  
 METAL CORNICE

STAGGERED BRICK SOLDIER COURSE  
 HOLLOW METAL EGRESS DOOR

160' ELEVATION  
 STOREFRONT WINDOWS AND DOORS AT LEVEL 1  
 BALCONY WITH ORNAMENTAL METAL RAILS

BRICK, TYPE 2  
 GLASS ENTRY CANOPY  
 158' 4" ELEVATION

LEVEL 6 212'-0"  
 LEVEL 5 202'-0"  
 LEVEL 4 192'-0"  
 LEVEL 3 182'-0"  
 LEVEL 2 172'-0"  
 LEVEL 1 158'-4"  
 PARKING LEVEL 152'-3"  
 156' ELEVATION







