



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

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MEMORANDUM

Date: May 28, 2014
To: Portland Design Commission
From: Kara Fioravanti, Senior Planner – Urban Design
503-823-5892, Kara.Fioravanti@portlandoregon.gov
Re: June 5, 2014 Second Design Advice Request (DAR)
EA 14-134106 DA – Pearl Block 136

This project was first in front of you as a DAR on May 15th. The project team is returning to have a more in-depth and focused conversation on the **height request** at the NW 12th building, which is proposed to be 150'. The base height for this site is 75'. If a 3:1 FAR bonus is achieved, the height for this site could reach 120' (45' height bonus). If a residential bonus height request is approved through land use review, the height for this site could reach 150' (75' height bonus). The applicant is requesting approval for the residential bonus height.

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; &
- 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.

To summarize the project: The project is 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 13th Avenue is 5 stories and the building at NW 12th 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 12th Avenue. An at-grade loading space in the courtyard will be accessed from NW Kearney Street. The NW 13th 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 13th Avenue Historic District. The approval criteria will be [The Central City Fundamental Design Guidelines](#) and [River District Design Guidelines](#).