



**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: July 29, 2014

From: Mark Walhood, City Planner  
503-823-7806 / [mark.walhood@portlandoregon.gov](mailto:mark.walhood@portlandoregon.gov)

## **REQUEST FOR RESPONSE**

**Case File: LU 14-167875 DZM GW – Riverscape Lot 8**  
Pre App: PC # 14-138634

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 Mark Walhood 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: August 20<sup>th</sup>, 2014** (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: August 25<sup>th</sup>, 2014**
- **A public hearing before the Design Commission is tentatively scheduled for September 4, 2014 @ 1:30pm**

**Applicant:** Kurt Schultz (503) 445-7312  
 SERA Design LLC  
 338 NW 5<sup>th</sup> Avenue  
 Portland, Oregon 97209

**Developer/Owner:** Lee Novak (702) 405-1267  
 Fore Property Company  
 1741 Village Center Cir  
 Las Vegas, Nevada 89134

**Listed Owner:** Holt Distressed Property Fund 2010 LP  
 P.O. Box 87970  
 Vancouver, WA 98687-7970

**Site Address:** 2098 NW FRONT AVE

**Legal Description:** LOT 8, RIVERNORTH  
**Tax Account No.:** R708970500, R708970500  
**State ID No.:** 1N1E28D 00322, 1N1E28D 00322  
**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.

**Zoning:** **RXdg** (RX or Central Residential base zone with d or Design and g or River General Greenway overlay zones), **Central City Plan District/River District Subdistrict**

**Case Type:** **DZM GW** (Design Review with Modifications, Greenway Review)  
**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 has proposed the development of a 250-unit apartment complex on a vacant parcel at the north edge of the Riverscape development, east of NW Front Avenue and north of the Fremont Bridge. The project includes two above-grade structures above a common basement level with 200 parking stalls. Another 25 parking stalls are proposed in a surface lot between the two above-grade structures. Building A is a six-story rectangular building aligned with NW Front Avenue, feature two storefront retail spaces along the street. Building B is a six-story open U-shaped building with has a north-facing courtyard oriented to the river. Vehicular access to the site is provided from NW 18<sup>th</sup> Avenue at Riverscape Street.

In addition to the buildings and parking, the proposal completes a missing segment of Greenway trail along the river's edge at the north and east sides of the property, with associated landscaping, lighting, and seating opportunities. The building design includes rectilinear massing with a series of tiered steps or insets on the upper floors along the north edge, with the top three floors all sequentially pulled back to create large, open, north-facing terraces for those units. Exterior materials on the building include stucco, concealed fastener metal panels, wood architectural accents, cable rail balconies, angled bay windows to optimize river views, and large commercial-grade vinyl windows.

Because of the Central City and Design overlay zoning, and with project valuation of \$40 million, the project must receive approval through the Type III Design Review process. Similarly, because of the Greenway overlay zoning, the project requires a concurrent Greenway

Review. Finally, to the applicant has requested two Modifications through Design Review for the following standards:

1. *Parking Stall Width*: approximately 94 of the 200 parking spaces on the basement level have structural columns that project into the otherwise conforming stall width dimensions of 8'-6" by 0'-8". Therefore, the applicant has requested a Modification to reduce the width of 94 parking spaces from 8'-6" to 7'-10" (33.266.130.F.2/Table 266-4); and
2. *Bike Parking Stall Width*: bike parking spaces are required by code to be at least 2'-0" wide. The applicant has requested a Modification to allow 304 long-term bike parking spaces inside the building to be in a staggered wall rack that allows only 1'-6" between each rack. Therefore, a Modification to reduce long-term bike parking stall width from 2'-0" to 1'-6" is required.

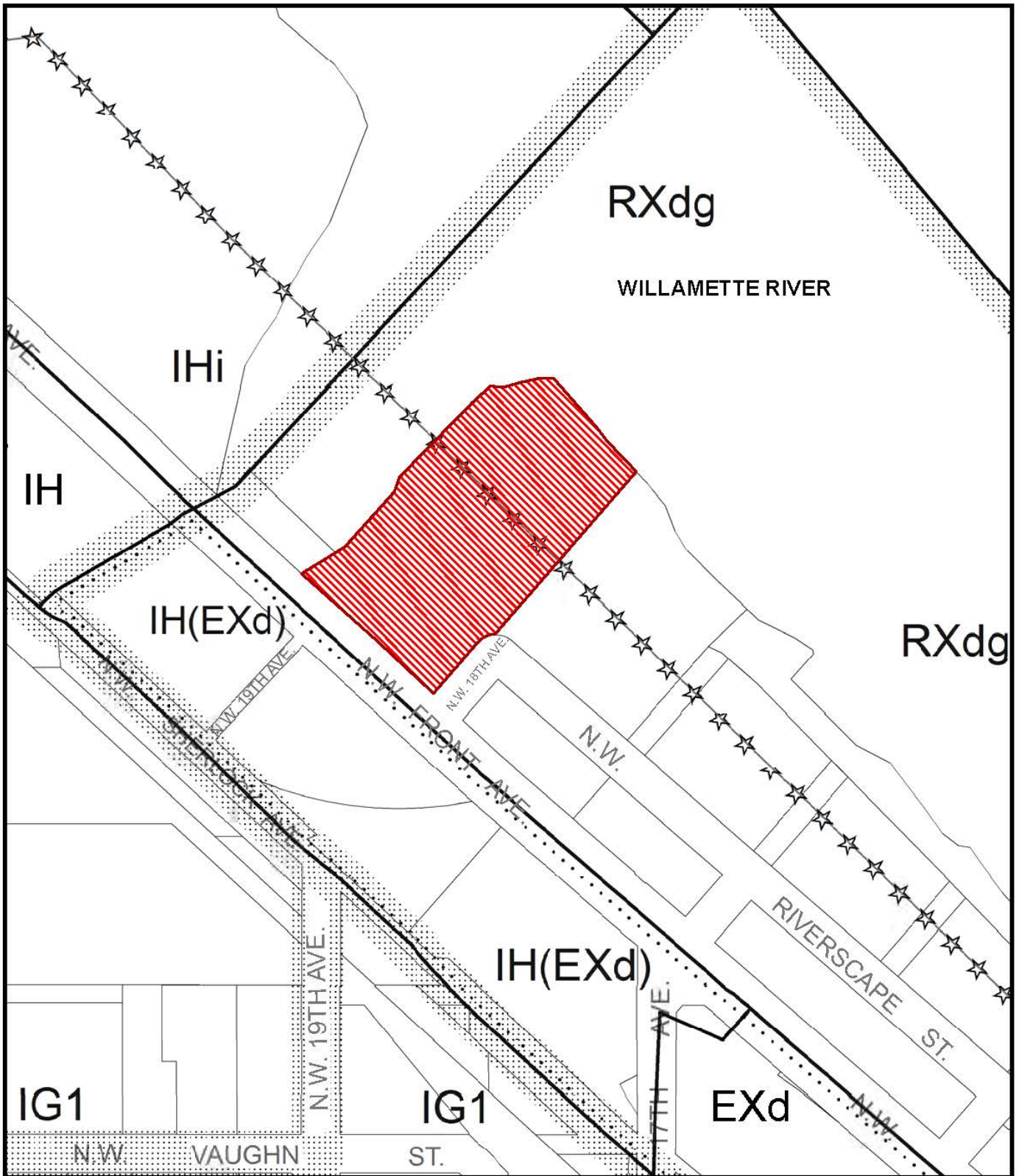
**Approval Criteria:** In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are:

- The *Central City Fundamental Design Guidelines*;
- The *River District Design Guidelines*;
- **33.825.040.A-B**, Modification Approval Criteria;
- **33.440.350.A-H**, Greenway Review Approval Criteria; and
- (Incorporated by reference) *Willamette Greenway Design Guidelines*.

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 June 11, 2014 and determined to be complete on **July 23, 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, First Floor Plan, Landscape/Site Plan, Rendering View from Northwest, Rendering View from North



# ZONING



Site



Recreational Trail



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

File No. LU 14-167875 DZM,GW  
 1/4 Section 2828  
 Scale 1 inch = 200 feet  
 State\_Id 1N1E28D 322  
 Exhibit B (Jun 12,2014)

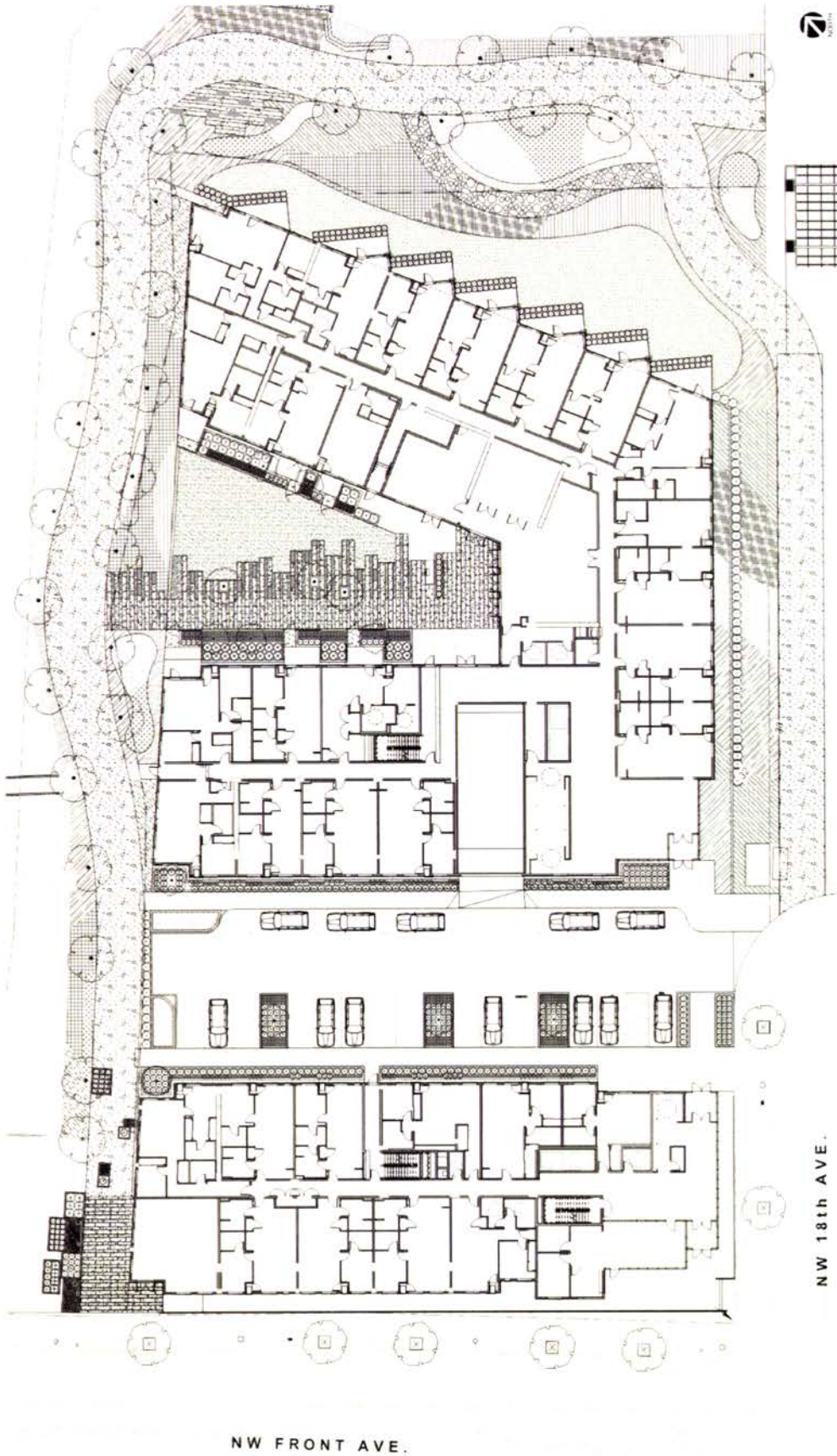


PROJECT: 14-167875-02M-GW  
 DATE: 11/2/14



14-167875-02M-GW





NW FRONT AVE.

NW 18th AVE.

1 LANDSCAPE PLAN

NOTE: SEE SHEET CS-1 FOR PLANT SCHEDULE

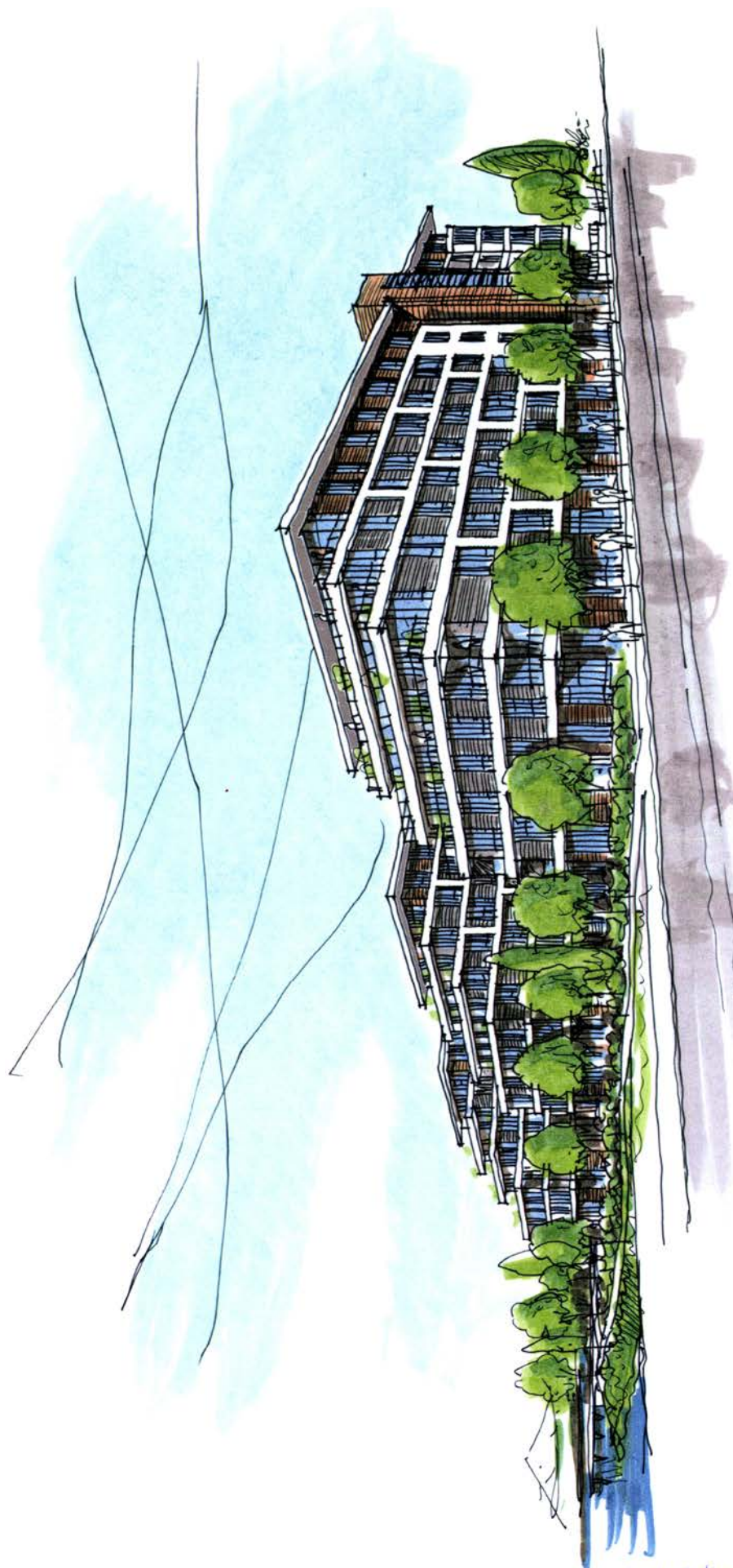
SERA

PROFESSIONAL ENGINEER REVIEW: EA 14-19504-DW-0011-0214

LANDSCAPE PLAN

03

LU 14-167875 02M GW



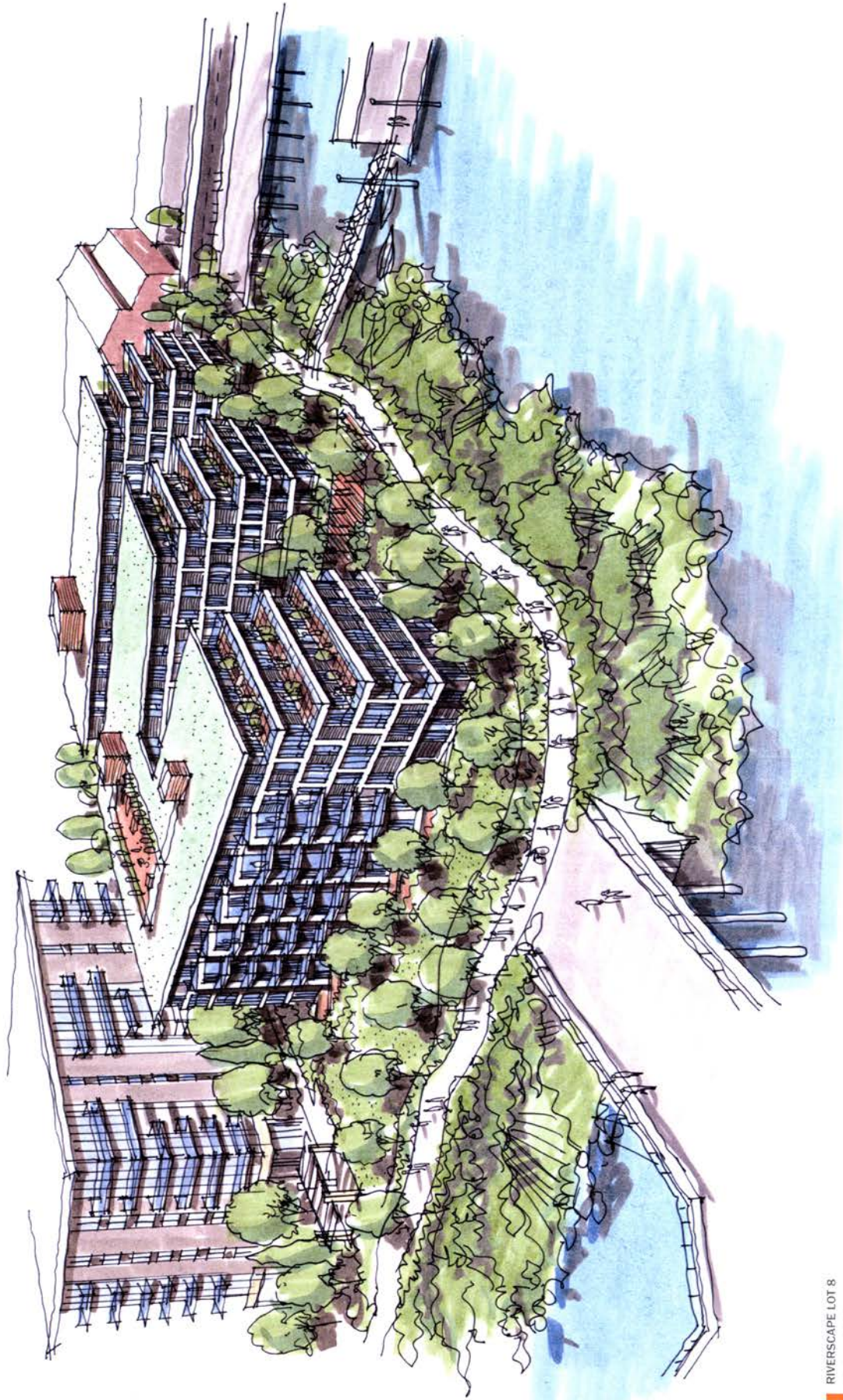
view from northwest C15

RIVERSCAPE LOT 8  
09 June 2014  
Ebbe Thomsen by Clippings



W 14-167875 02M 6W





view from north C17

RIVERSCAPE LOT 8  
100 East 20th St  
Riverside, CA 92504



LU 14-167875 02M 6W