



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

Date: August 8, 2014

From: Hillary Adam, Land Use Services
503-823-3581 / Hillary.Adam@portlandoregon.gov

REQUEST FOR RESPONSE

Case File: LU 14-176986 DZM AD – Q21
Pre App: PC # 13-223748

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 Hillary Adam 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 28, 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: September 8, 2014**
- **A public hearing before the Design Commission is tentatively scheduled for September 18, 2014 @ 1:30pm**

Applicant: Alex Yale, Architect/ YBA Architects PC
123 NW 2nd Ave, Suite 204 / Portland, OR 97209

Adrian Boly, Applicant / Gres Landing Investors, LLC
710 NW 14th Ave / Portland, OR 97209

Owner: Rosan Inc, Owner
Po Box 6712 / Portland, OR 97228-6712

Site Address: 2120-2140 NW QUIMBY ST

Legal Description: BLOCK 297 LOT 1-10, COUCHS ADD
Tax Account No.: R180231430
State ID No.: 1N1E33BA 05800
Quarter Section: 2927
Neighborhood: Northwest District, contact John Bradley at 503-313-7574.
Business District: Nob Hill, contact Mike Conklin at 503-226-6126.
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
Plan District: Northwest
Zoning: EXd – Central Employment with Design overlay
Case Type: DZM AD – Design Review with Modifications and Adjustment request
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 proposes to incorporate the existing tilt-u concrete warehouse into a new 7-story mixed-use building with 163 residential units, 16,000sf of retail space and 11,000sf of office space, and parking within the building for 105 vehicles. The applicant proposes to increase total FAR allowed on the site from 3:1 to 3.48:1 through a Landmark transfer, per 33.140.205.C *Transfer of FAR from Landmarks in the EX Zone*. Exterior materials include tilt-up concrete, stucco, metal panel, aluminum windows, vinyl windows, aluminum-clad wood doors and windows, cast concrete, steel awnings, and Ipé accents.

Modifications are requested to the following:

- 33.140.215 *Setbacks* – to reduce the maximum setback requirement from 100% of the building wall within 10 feet to 83% along NW 21st Avenue and 50% of the building wall within 10 feet to 17% along NW Quimby Street;
- 33.562.230.D *Height Bonus for Residential Development* – to increase the allowed height earned as result of at least 50% of the building in residential uses from 75 feet to 79 feet;
- 33.140.230 *Ground Floor Windows in the EX Zone* – to reduce the amount of required ground floor windows along NW Pettygrove Street from 50% of the length and 25% of the ground level wall area to 20.8% of the length and 18.5% of the area;
- 33.266.310 *Loading Standards* – to reduce the size of the required loading space from a Standard A space at 35 feet long, 10 feet wide, and a clearance of 13 feet to a Standard B space at 18 feet long, 9 feet wide, and a clearance of 10 feet; and
- 33.266.220 *Bicycle Parking Standards* – to reduce the width of 107 of the required 184 long-term bike parking spaces from 2'-0" to 1'-6" and to reduce the maneuverability aisle from 5 feet to approximately 2 feet for 22 supplemental long-term bike parking spaces.

An **Adjustment** is requested to the following:

- 33.562.110 Retail Sales and Service Uses in the EX Zone in order to increase the allowable square footage of retail uses along the western property line from 3,000sf to 10,460 square feet.

Approval Criteria:

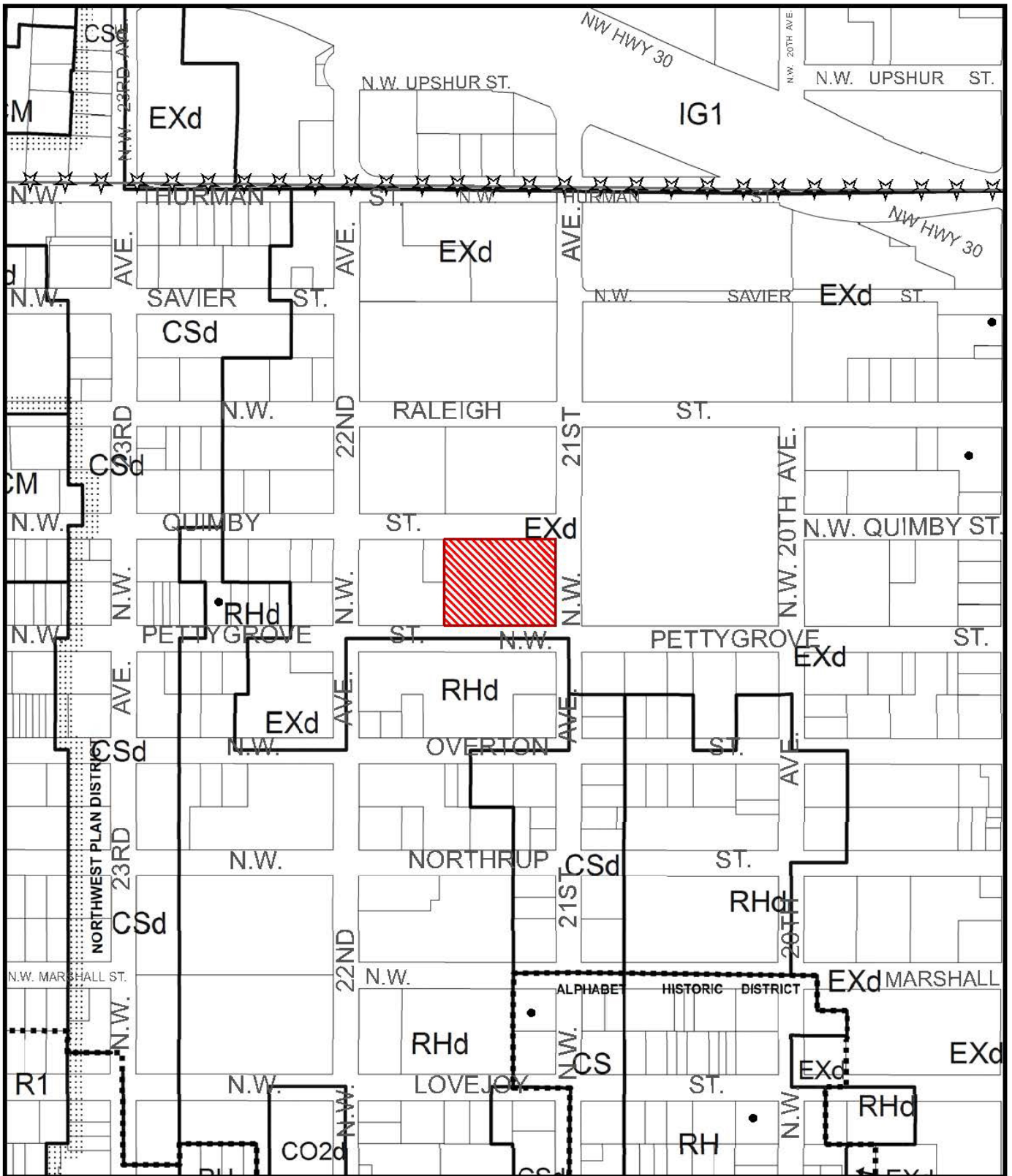
In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are:

- *Community Design Guidelines*
- *33.825.040 Modifications That Will Better Meet Design Review Guidelines*
- *33.805.040 [Adjustment] Approval Criteria*

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 26, 2014 and determined to be complete on **August 1, 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, East & North Elevations, West & South Elevations



ZONING



Site



Historic Landmark



This site lies within the:
NORTHWEST PLAN DISTRICT

File No. LU 14- 176986 DZM,AD

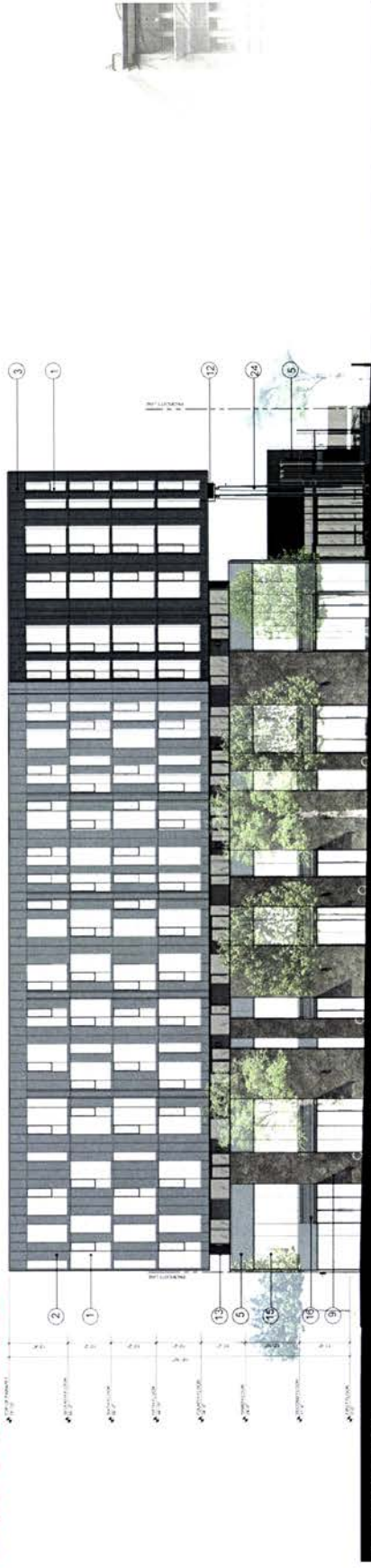
1/4 Section 2927

Scale 1 inch = 300 feet

State_Id 1N1E33BA 5800

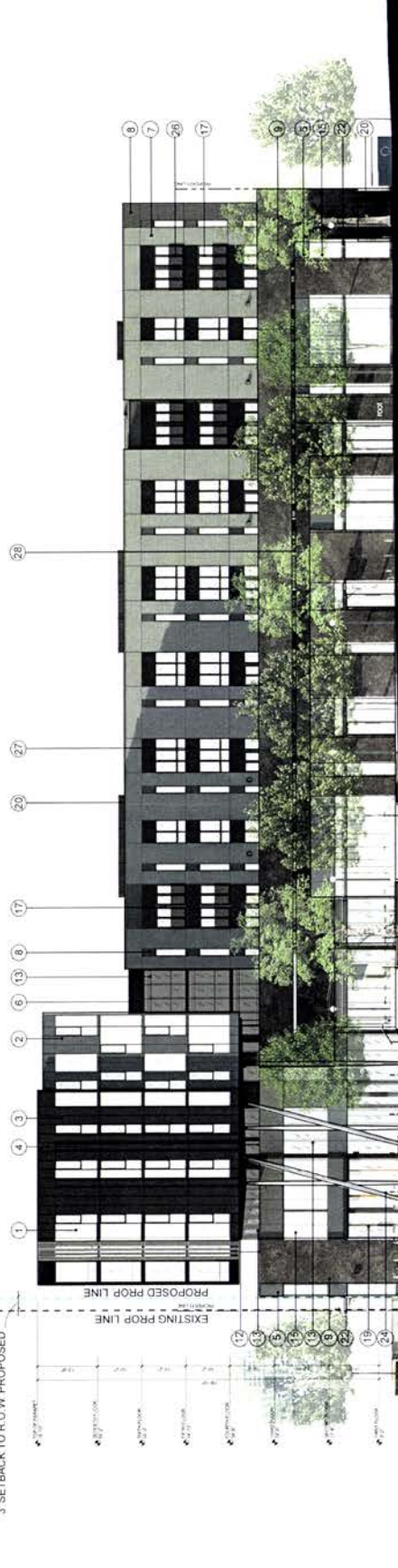
Exhibit B (July 1, 2014)

elevations



EAST ELEVATION

3' SETBACK TO R.O.W. PROPOSED

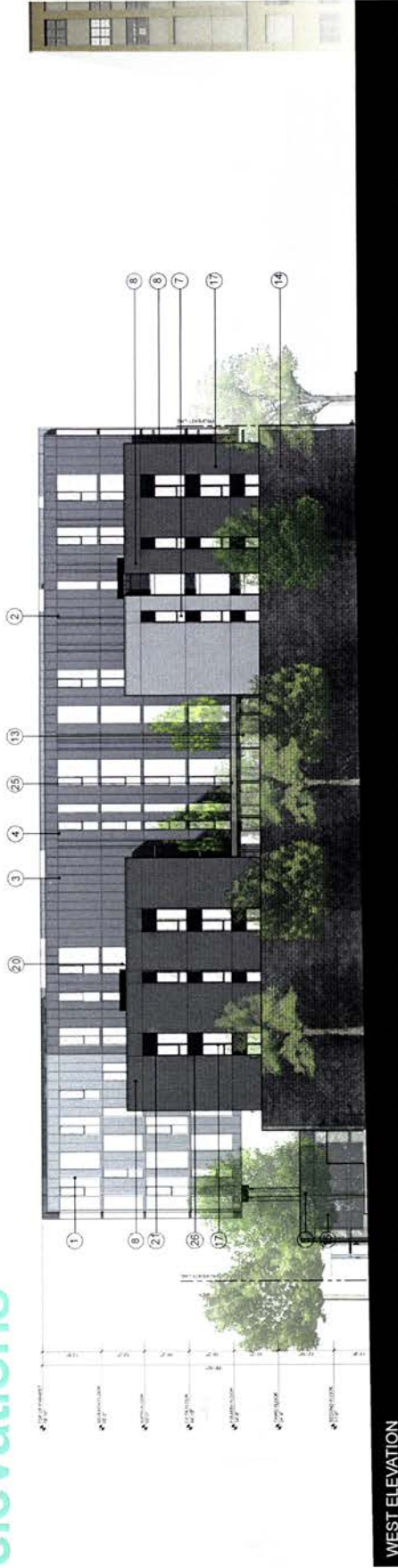


NORTH ELEVATION

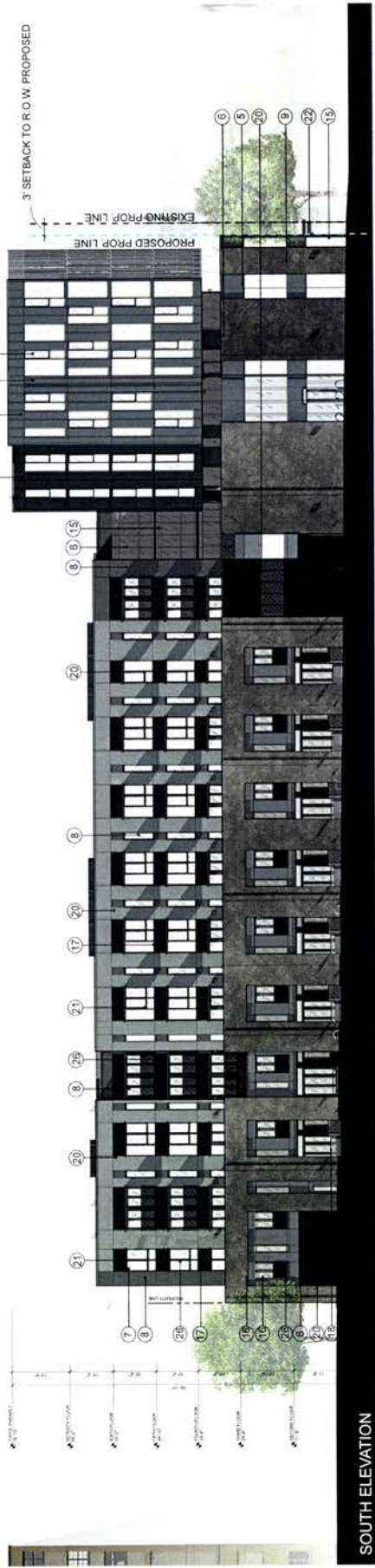
- 1 ALUMINUM WINDOW WALL
- 2 WINDOW WALL SYSTEM, METAL PANEL, COLOR 1
- 3 WINDOW WALL SYSTEM, METAL PANEL, COLOR 2
- 4 WINDOW WALL SYSTEM VENTILATION PANEL
- 5 ALUMINUM COMPOSITE PANEL, COLOR 1
- 6 ALUMINUM COMPOSITE PANEL, COLOR 5
- 7 STUCCO, COLOR 4
- 8 STUCCO, COLOR 1
- 9 (E) TILT UP CONC. STAINED COLOR 3
- 10 IPE PLANK PARTITION SCREEN
- 11 (N) CAST CONC.
- 12 ALUMINUM STOREFRONT, COLOR 5
- 13 CMU WALL, STAINED COLOR 3
- 14 ALUMINUM STOREFRONT, COLOR 1
- 15 ALUMINUM VENT LOUVER
- 16 VINYL DOORS AND WINDOWS, COLOR 2
- 17 ALUMINUM CLAD WOOD DOORS AND WINDOWS
- 18 WOOD DOOR AND WOOD FOLDING GLAZED WALL SYSTEM
- 19 PC PERFORATED METAL SCREEN
- 20 PAINTED STEEL COLUMN
- 21 PC PERFORATED METAL SUNSCREEN
- 22 PC STEEL ANNING WITH IPE SOFFIT
- 23 PC STEEL AND PERFORATED METAL SUNSCREEN
- 24 PC PERFORATED METAL GUARDRAIL
- 25 PC PERFORATED METAL PTAC SCREEN
- 26 PARKING GARAGE VENT
- 27 PC STEEL CANOPY WITH IPE SOFFIT
- 28 PC PERFORATED METAL GUARDRAIL

** PC - POWDER COATED

elevations



WEST ELEVATION



SOUTH ELEVATION

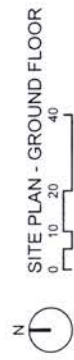
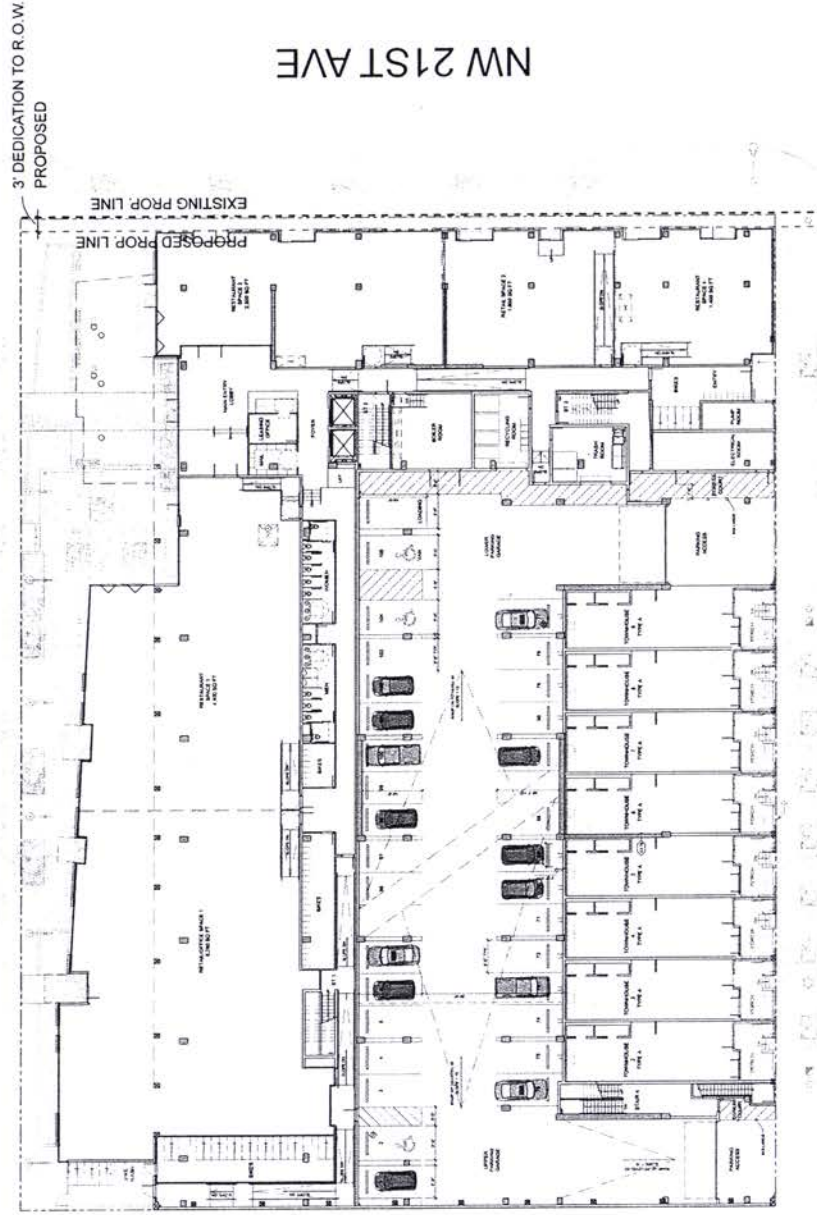
- 1 ALUMINUM WINDOW WALL
- 2 WINDOW WALL SYSTEM, METAL PANEL, COLOR 1
- 3 WINDOW WALL SYSTEM, METAL PANEL, COLOR 2
- 4 WINDOW WALL SYSTEM, VENTILATION PANEL
- 5 ALUMINUM COMPOSITE PANEL, COLOR 1
- 6 ALUMINUM COMPOSITE PANEL, COLOR 5
- 7 STUCCO, COLOR 4
- 8 STUCCO, COLOR 1
- 9 (E) TILT UP CONC. STAINED COLOR 3
- 10 IPE PLANK PARTITION SCREEN
- 12 (N) CAST CONC
- 13 ALUMINUM STOREFRONT, COLOR 5
- 14 CMU WALL, STAINED COLOR 3
- 15 ALUMINUM STOREFRONT, COLOR 1
- 16 ALUMINUM VENT LOUVER
- 17 VINYL DOORS AND WINDOWS, COLOR 2
- 18 ALUMINUM CLAD WOOD DOORS AND WINDOWS
- 19 WOOD DOOR AND WOOD FOLDING GLAZED WALL SYSTEM
- 20 PC PERFORATED METAL SCREEN
- 21 (N) CAST CONC
- 22 ALUMINUM STOREFRONT, COLOR 5
- 23 CMU WALL, STAINED COLOR 3
- 24 ALUMINUM STOREFRONT, COLOR 1
- 25 ALUMINUM STOREFRONT, COLOR 1
- 26 ALUMINUM STOREFRONT, COLOR 1
- 27 ALUMINUM STOREFRONT, COLOR 1
- 28 ALUMINUM STOREFRONT, COLOR 1

- 21 VINYL DOORS AND WINDOWS, COLOR 2
- 22 ALUMINUM CLAD WOOD DOORS AND WINDOWS
- 23 WOOD DOOR AND WOOD FOLDING GLAZED WALL SYSTEM
- 24 PC PERFORATED METAL SCREEN
- 25 PC PERFORATED METAL SUNSCREEN
- 26 PC STEEL AWNING WITH IPE SOFFIT
- 27 PC STEEL AND PERFORATED METAL SUNSCREEN
- 28 PAINTED STEEL COLUMN

- 25 PC STEEL CANOPY WITH IPE SOFFIT
- 26 PC PERFORATED METAL GUARDRAIL
- 27 PC PERFORATED METAL PTAC SCREEN
- 28 PARKING GARAGE VENT
- ** PC - POWDER COATED

site plan

NW QIMBY ST



NW PETTYGROVE ST



REVISED AUGUST 1, 2014

2140 NW 21st St. Portland, OR

Q21 DESIGN REVIEW E26