



**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: November 18, 2014

From: Jeffrey Mitchem, Land Use Services  
503-823-7011 / [Jeffrey.Mitchem@portlandoregon.gov](mailto:Jeffrey.Mitchem@portlandoregon.gov)

## **REQUEST FOR RESPONSE**

**Case File: LU 14-229920 DZM, 19<sup>th</sup>+Overton Apts**  
**Pre App: PC # 14-197851**

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 Jeffrey Mitchem 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: December 16, 2014 – 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: January 12, 2015**
- **A public hearing before the Design Commission is tentatively scheduled for January 22, 2015**

**Owners:** Jill Sherman / Gerding Edlen  
1477 NW Everett St / Portland OR, 97209  
NW 19th LLC  
851 SW 6th Ave #1900 / Portland, OR 97204

**Applicant:** Agustin Enriquez / GBD Architects  
1120 NW Couch #300 / Portland, OR 97209

**Site Address:** 1313 NW 19TH AVE

**Legal Description:** BLOCK 265 LOT 3&4, COUCHS ADD  
**Tax Account No.:** R180224050  
**State ID No.:** 1N1E33AB 09700  
**Quarter Section:** 2928  
**Neighborhood:** Northwest District, contact John Bradley at 503-313-7574.  
**Business District:** Nob Hill, contact Mike Conklin at 503-226-6126., 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:** Northwest  
**Zoning:** EXd, Central Employment with Design Overlay  
**Case Type:** DZM, Design Review 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 proposed project will replace the existing single story, low-density office building with a six story, multi-family apartment building. Base FAR for the site is 4:1 with an additional 2:1 available for sites that are 10,000 square feet or less (the site is 10,000 square feet), thus allowing a 6:1 FAR outright equaling 60,000 gross square feet. Base height for the building is 45' with a bonus option up to 75' with the inclusion of residential use. The proposed building is 50,892 gross square feet and 75' in height.

The proposal is for five floors of wood framing above a ground floor of PT concrete construction. The NW Overton St frontage consists of 3 at grade apartments. The NW 19th frontage consists of a bike storage room, the entrance to the vehicular garage, the main pedestrian entry to the building, the building lobby and the leasing office at the corner. Vehicular parking is located within the building in the northern half of the ground floor. Total parking for the building is 33 stalls: 32 automated, mechanical parking stalls with one accessible stall.

The five residential floors above the ground floor (levels 2 thru 6) contain 11 apartments each in a mix of studios, one bedrooms, and two bedrooms. Total number of apartments for the building is 58: 3 on the ground floor and 55 above. On top of the building is a rooftop amenity space of less than 750 square feet available to all residents and their guests. The space will include a fire pit, a bbq, seating, and a covered trellis providing rain, sun, and wind protection. It is served by two stairs and an elevator that are architecturally integrated into the overall massing of the building.

Stormwater management is proposed to occur in a six foot wide, above grade flow-thru planter on the ground floor adjacent to the north property line. Water will be collected from the rooftop, sloped to drain to downspouts on the north elevation, day lit to the metal roof on the second floor and conveyed to the flow-thru planter via metal downspouts.

Three (3) modifications and one Design Exception are required:

33.140.230.A-D. Ground Floor Windows in the EX Zones. Requires exterior ground floor walls have windows (with views into working areas) at least 50% of the length and 25% of

the ground floor wall area. Though the project meets the glazing requirement, much of the views are not into working areas. Art glass is proposed in a portion of the east elevation adjacent to interior long-term bicycle parking.

33.266.130.C.2. Building Setbacks. Requires garage setback of 18 feet where there is no forward ingress/egress. The project proposes the garage door be setback approximately 3 feet from the east property line.

33.266.310.F.1. Outside Central City Plan District, requires loading be designed for forward ingress/egress. The project proposes that loading access be limited to forward ingress/egress in one direction only.

OSCC 3202.3.2. / IBC/32#1. Window Projections into a Right-of-Way. Width of projections are limited to 12 feet. The project proposes a width of projection of approximately 30 feet on the east elevation.

**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:

- 33.825 Design Review
- 33.825.040 Modifications that will better meet Design Review requirements
- Community Design Guidelines
- 33.562 Northwest Plan District

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 October 24, 2014 and determined to be complete on **November 12, 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, Elevations



# ZONING



Site

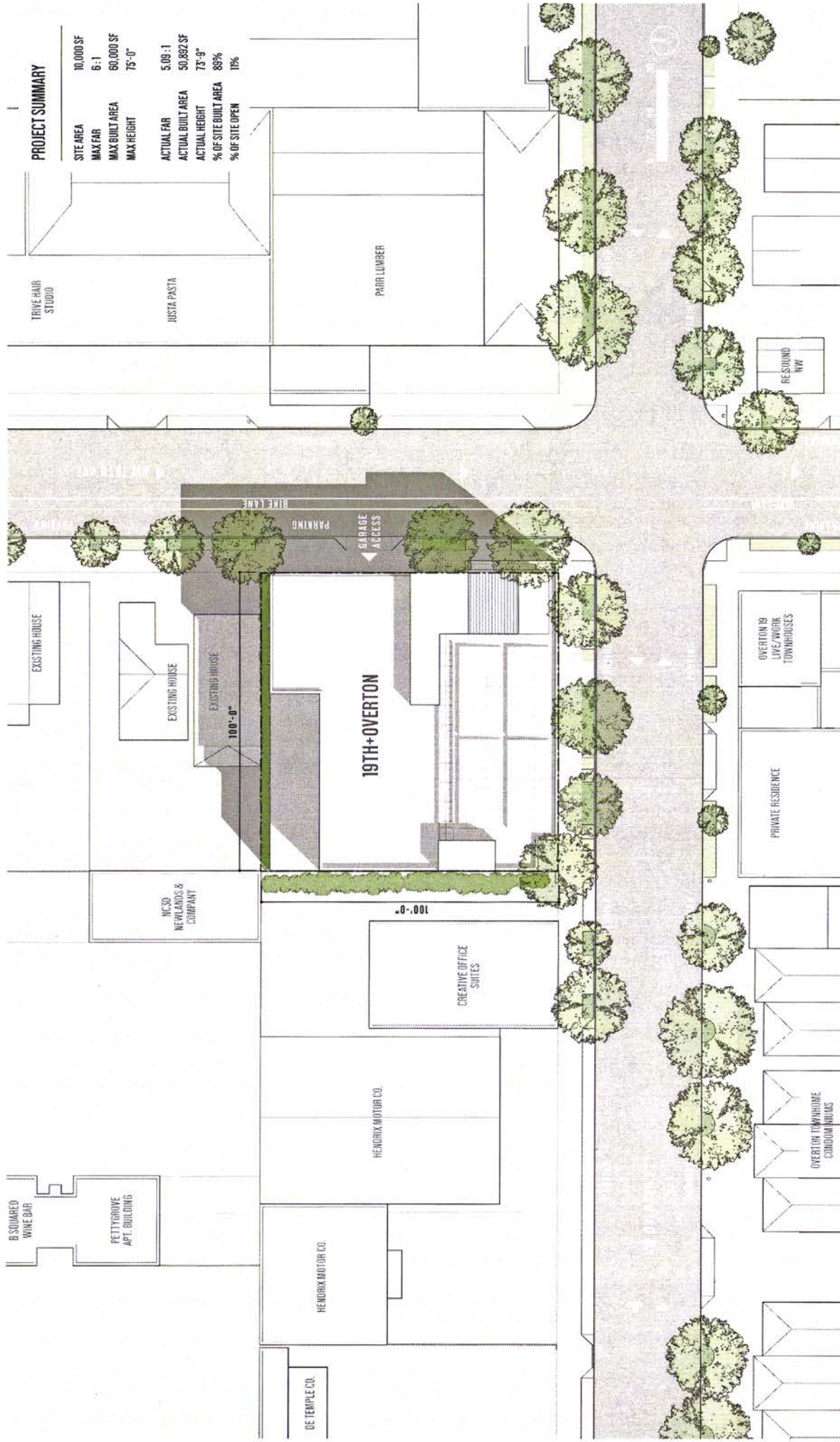


Historic Landmark



This site lies within the:  
**NORTHWEST PLAN DISTRICT**

File No. LU 14-229920 DZM  
 1/4 Section 2928  
 Scale 1 inch = 200 feet  
 State\_Id 1N1E33AB 9700  
 Exhibit B (Oct 28, 2014)



**PROJECT SUMMARY**

SITE AREA	10,000 SF
MAX FAR	6:1
MAX BUILT AREA	60,000 SF
MAX HEIGHT	75'-0"
ACTUAL FAR	5.09:1
ACTUAL BUILT AREA	50,892 SF
ACTUAL HEIGHT	73'-9"
% OF SITE BUILT AREA	88%
% OF SITE OPEN	11%

TRIVE HAIR STUDIO

IUSTA PASTA

PAIR LUMBER

RE SOUND NW

EXISTING HOUSE

EXISTING HOUSE

EXISTING HOUSE

19TH+OVERTON

NC30 NEWLANDS & COMPANY

CREATIVE OFFICE SUITES

HENDRIX MOTOR CO.

HENDRIX MOTOR CO.

DE TEMPLE CO.

PRIVATE RESIDENCE

OVERTON 19 LIVE/WORK TOWNHOUSES

OVERTON TOWNHOME CONDOMINIUMS

**SITE PLAN**



STANDING SEAM METAL PANEL

ROOF TOP AMENITY DECK

FIBERGLASS WINDOWS

DARK STAINED CEDAR SIDING  
METAL SUNSHADE

IRIDESCENT GLAZED BRICK

DARK STAINED CEDAR  
SIDING

ART GLASS

WS02

WS01

# SOUTH ELEVATION



WS04

WS03

WS05

ROOF TOP AMENITY DECK  
STANDING SEAM METAL PANEL  
SOLAR PANELS (ALTERNATE)  
FIBERGLASS WINDOWS  
DARK STAINED CEDAR SIDING  
IRIDESCENT GLAZED BRICK  
METAL SUNSHADE

ART GLASS  
Modular Glass  
Ground Floor Windows in the EX-Zone  
TRANSPARENT GLASS COILING GARAGE DOOR

# EAST ELEVATION