



City of Portland, Oregon - Bureau of Development Services

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Early Assistance Application

FOR INTAKE, STAFF USE ONLY

Date Rec 11-25-14 by S. Ellis

LU Reviews Expected DZ

Required Optional

[Y] Unincorporated MC

[Y] [N] Flood Hazard Area (LD & PD only)

[Y] [N] Potential Landslide Hazard Area (LD & PD only)

File Number: 14-242574 PC

Appt Date/Time 1/6/15 10:30 AM

Qtr Sec Map(s) 2927 Zoning EXD

Plan District Northwest

Neighborhood Northwest District

District Coalition NWNW

Business Assoc NOBHU

Neighborhood within 400/1000 ft None.

APPLICANT: Complete all sections below that apply to the proposal. Please print legibly.

Development Site

Address 1417 NW 20th Ave Cross Street NW 21st / Pettygrove Site Size/Area 1.19 Acre

Tax account number(s)

R 141299 R _____

R _____ R _____

Adjacent property in same ownership

R _____

R _____

Project Description - include proposed stormwater disposal methods

See attached.

Design Review (New development: give project valuation. Renovation: give exterior alteration value)

\$

Early Assistance Type	City Reviewers	Meeting & written notes provided	No meeting, written notes provided
<input checked="" type="checkbox"/> Pre-application Conference required for Type III and IV land use reviews	BDS Land Use Services, Transportation, Environmental Services, Water, others as needed	\$4,289	
<input type="checkbox"/> Design Commission Advice Request presentation at Design Commission	BDS Land Use Services, Design Commission	\$2,520	
<input type="checkbox"/> Early Assistance - Zoning and Infrastructure Bureaus	BDS Land Use Services, Transportation, Environmental Services, Water	<input type="checkbox"/> \$1,502	<input type="checkbox"/> \$1,074
<input type="checkbox"/> Early Assistance - Zoning Only	BDS Land Use Services	<input type="checkbox"/> \$500	<input type="checkbox"/> \$400
<input type="checkbox"/> Pre-Permit Zoning Plan Check <input type="checkbox"/> 1-2 housing units <input type="checkbox"/> All other development	BDS Land Use Services		\$200 \$450
<input type="checkbox"/> Public Works Inquiry for 1-2 housing units No land use review or property line adjustment expected	Transportation, Environmental Services, Water		\$150

Note: Public notice (email and internet posting) provided for Pre-application conferences and Design Commission Advice Requests.

Applicant Information

PRIMARY CONTACT, check all that apply Applicant Owner Other Architect (YBA)

Name Alex Yale Company YBA Architects PC

Mailing Address 123 NW 2nd Ave Suite 204

City Portland State OR Zip Code 97209

Day Phone 971.888.5107 FAX _____ email alex@yb-a.com

Check all that apply Applicant Owner Other Architect (YBA)

Name Dannon Canterbury Company YBA Architects PC

Mailing Address 123 NW 2nd Ave Suite 204

City Portland State OR Zip Code 97209

Day Phone 971.888.5107 FAX _____ email dannon@yb-a.com

Check all that apply Applicant Owner Other _____

Name Adrian Boly Company Guardian Real Estate Services LLC

Mailing Address 710 NW 14th Ave, Second Floor

City Portland State OR Zip Code 97209

Day Phone 503.802.3600 FAX _____ email _____

Submit the following:

- Fee
- Two site plans, to scale, (8.5x11 inches) showing: 1) existing and proposed development; 2) existing and proposed water, sewer and stormwater connections and facilities; 3) lot dimensions, north arrow and ground elevation
- Building elevations
- Additional two site plans, to scale, 11x17 inches or larger in size

NOTE:

1. Estimates for System Development Charges (SDCs) are not be provided at Early Assistance Meetings. Refer to SDC information on the BDS website.
2. Plans examiners do not participate in Early Assistance meetings and they do not provide written comments. For life/safety and building code questions, consult with a plans examiner in the Permit Center or schedule a Life Safety Preliminary Meeting (<http://www.portlandoregon.gov/bds/article/94545>).

Questions to be discussed:

See attached.

Following a pre-application conference, the summary report with web links to forms and handouts will be e-mailed to you. If you prefer to receive paper copies, please check this box.



BLOCK 290-W

Pre-Application Conference Description and Questions

Submitted: 11.24.2014

PROJECT DESCRIPTION:

The subject property (Block 290-W) is located on the western half of a 200' x 460' superblock located in the Northwest Plan District (AKA Con-way Master Plan) in Northwest Portland. The project site is located in the multi-block Con-way commercial estate, for which a Master Plan was approved by a City of Portland Staff Report after public review in August of 2012. The Con-way Master Plan was adopted by the City of Portland BDS Case File: LU 12-135162 MS (PC # 11-160116) as the "NW Master Plan".

Since the project site is located in the NW Master Plan, special allowances described in the approved document do apply to the site; thus, it is subject to the zoning and development standards described in the Northwest Plan District and the base zone document as well as the NW Master Plan document.

Block 290 will be the site for two of the major open spaces being proposed for the NW Master Plan. A neighborhood park will be located on the 200' x 200' easterly portion of this block (290-E). Along with mixed-use development, a privately owned and developed, but publicly accessible urban square will be located on the westerly side of this block. A 60' wide parcel separates the western and eastern halves of Block 290. This strip of land will mediate between the square and associated buildings of the western half of Block 290 and the neighborhood park on the eastern half of the site.

A 3' wide portion of the block along NW 21st Ave is presumed to be required by PBOT to be dedicated to the City for expanded right-of-way to meet main street standards. The western half of the site (290-W) enjoys 197' (after a presumed required 3' dedication) of frontage to both NW Quimby St at its northern edge and NW Pettygrove St at its southern edge, and 200' of frontage to NW 21st Ave at its western edge. To the North, the site abuts an adjacent 60' wide parcel that extends NW Quimby between NW 20th and 21st Ave as an east/west accessway or potential "Festival Street." This Quimby St. parcel will be designated as a local street. NW 21st St to the West is designated as a 'Main Street' in the NW Plan District. Pettygrove St, to the south, is a City designated "Green Street."

Currently in the Schematic Design phase, it is understood that a Type III Design Review process will be required. The applicants also intend to submit for a Design Advice Review hearing. The development is currently intended to be submitted as a single phase for Design Review and permitting, although there may be multiple phases, depending on market conditions.

The ground floor of the L-shaped building proposed at the Northeast portion of the property (approx. 17,000 sf) will feature retail space, residential lobby for condominiums above and mechanical/service spaces. The N/S leg of the L-shaped building, above the retail level, is proposed as 7 stories of condominiums (totaling 8 floors). The E/W leg of the L-shaped building, above the ground-floor retail, is proposed as 5 stories of condominiums with a roof-level terrace for the residents (totaling 6 floors). This

post-tensioned concrete building will house 93 condominiums units, varying from one to three bedrooms. The smaller single-story, steel-framed pavilion building at the Southwest corner of the property will include approximately 3,300 sf of additional retail. The open space surrounding the two buildings will be a post-tensioned concrete ground-plane that will act as a lid to parking below and will become the public urban square.

A single-level 39,400 sf underground parking garage is proposed beneath the entire 197' x 200' site with entry and access ramp shown off NW Pettygrove. This underground parking level will provide approximately 99 vehicle parking stalls, bike parking, storage units for the residences above and mechanical spaces. Building services, including garbage and recycling pick-up are shown along the North of the L-shaped building at NW Quimby St. Currently, both NW Quimby and NW Pettygrove are being considered for access to building services including utilities, garbage and recycling pick-up and the parking garage entry. We would like to better understand the ramifications of either one of these streets being utilized for building services.

QUESTIONS:

BDS - LAND USE SERVICES / SITE DEVELOPMENT

1. FAR

- a. We would like to verify that underground parking area under Block 290-W does not count towards site FAR.

2. Massing

- a. Is the L-shaped building mass illustrated in Map 05-9 of the NW Master Plan considered a suggested massing for Block 290-W; or do proposed modifications to that massing trigger a modification/adjustment?
- b. The building height allowance shown on Map 02-3 of the NW Master Plan shows a 77' building height allowed along the east and north edges of Block 290-W. Is there anything preventing building along the entire North edge of Block 290-W at NW Quimby?
- c. Along the Eastern edge of Block 290-W, per NW Master Plan Design Standard 8F, there is a 5' setback required at the top story for buildings over 75'. Would a change to this requirement be handled through a modification/adjustment in the Design Review process?
- d. For Block 290-W, are there other specific requirements for the building edge facing the park on the ground level aside from NW Master Plan Standard 8 on Streets and Open Spaces and Map 05-6?

3. Square

- a. In the NW Master Plan, per Design Standard 10.A, it is stated that the square have 3 built edges and elsewhere in the document it states the square should have 2 built edges, which premise is most current or is it flexible?
- b. Per NW Master Plan Design Standard 10.C, the connection between park and square is required to have a clear height of 25'. This would either require a 25' tall first story or cause second floor spaces to the North and South of that connection to each require separate vertical circulation to access them. Would a change to this requirement be handled through a modification in the Design Review process?

- c. Per the NW Master Plan Design Standard 10.C, it is stated that there be a connection between the park and the square that is a minimum of 30' wide. If the connection to the square is a tapered passage with 30' as the average width, would this be acceptable?
- d. If a small pavilion building is proposed to hold the 3rd edge of the square impacting the stipulated minimum area of the square (16,000 sf), would a change to the required area of the square be handled through a modification in the Design Review process?

4. NW Quimby – Festival Street

- a. Who is responsible for the cost of the NW Quimby festival street design, construction and associated maintenance?
- b. Other than NW Master Plan Guideline 7.C, are there any specific guidelines or requirements as to how the festival street should be designed and how it relates to the square and the park?
- c. Is the North boundary of Block 290-W the centerline of the NW Quimby ROW.?
- d. If so, will only one side of the festival street be developed with Block 290-W until the block to the North of Quimby is developed?
- e. What happens to the festival street along the North edge of the park? Will that area be part of the park development and under the jurisdiction of the Parks Department?
- f. On Map 04-4 of the NW Master Plan, a bike hub / station is indicated on NW Quimby Street adjacent to Block 290-W. Is this location set, or simply a recommendation? Is this bike station envisioned as part of private development?
- g. Is the 'festival street' to be open to automobile use? If not, to what extent; is there a strategy for emergency service and building service vehicles to access at the festival street?
- h. If there is limited vehicular access at the Festival Street, how would buildings along NW Quimby be addressed?
- i. Is it possible for NW Quimby be re-dedicated as a City ROW? If so, what are the implications to this and what does the process look like?

5. NW Pettygrove

- a. What are the standards or requirements for the City designated 'Green Street' at NW Pettygrove?
- b. Who is responsible for the cost of NW Pettygrove Green Street design, construction and associated maintenance?

6. 60' Wide by 200' Long Parcel between 290-W and 290-E

- a. Will the 60' wide parcel between the 290-W and 290-E considered part of the park development? Or, is there anything preventing the 60' parcel between 290-W and 290-E from becoming part of the 290-W development parcel?
- b. If that 60' wide parcel becomes part of the 290-W site area, is there anything preventing a portion of our building to be located in that parcel as well?
- c. The Conway Master Plan has the site area listed at 50,296 sf. How was this area determined and where are the boundaries located? Is this area adjustable?

7. Adjustments and Modifications

- a. Are processes for adjustments and modifications any different for this site than the typical process?

- b. We'd like to verify that a proposal to increase the building height by approximately 7' along the Eastern edge of 290-W (the park edge) would be handled through a modification in the Design Review process.

8. Staff Report and Recommendation Case File: LU 12-135162 MS (PC # 11-160116)

- a. Are the LUR Conditions for approval listed at the end of the Staff Report and Recommendation required for building permit submittal? This includes the development related conditions 1-9 at the end of the report.
- b. In relation to the above, has the TDM report per condition 3 for the area been submitted?

PBOT/ODOT

9. Parking

- a. Is parking permitted under the ROW (Quimby, Pettygrove), under the parcel separating 290-W and 290-E?
- b. On Map 06-01 there is a restriction to garage access and loading docks on the West and South side of block 290-W. Assuming auto traffic is not allowed on the Quimby festival street to the north and the neighborhood park to the east, where would the proposed entry to underground parking for Block 290-W be located - Pettygrove St. to the South?
- c. See question 4g.
- d. See Question 5a and 5b.

BES

10. Stormwater

- a. Can we assume the 60' wide by 200' long parcel between 290-W and 290-E be used to treat stormwater from the development site?
- b. Can the park on Block 290-E be used to treat stormwater from the development site?
- c. See Question 5a and 5b.

PARKS AND RECREATION

11. Park

- a. Where is Portland Parks and Recreation currently in relation to the park development process?
- b. Will there be public parking located underneath the park block (290-E)?
- c. See Question 4e.
- d. See question 6a.

WATER BUREAU

12. Utilities

- a. Will there be underground City utilities running along NW Quimby? Or will utility connections, be only available from NW Pettygrove and NW 21st Street?
- b. What is the water pressure and existing fire flow in this area?

FIRE BUREAU

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13. Fire Department Connection

- a. Is there a plan to have a FDC along NW Quimby? Or will FDC connections for Block 290-W be available only from NW Pettygrove and NW 21st Street?
- b. What are the requirements for FD access to NW Quimby? Is it envisioned that this will be considered an accessible ROW for emergency vehicles between NW 21st to NW 20th?