



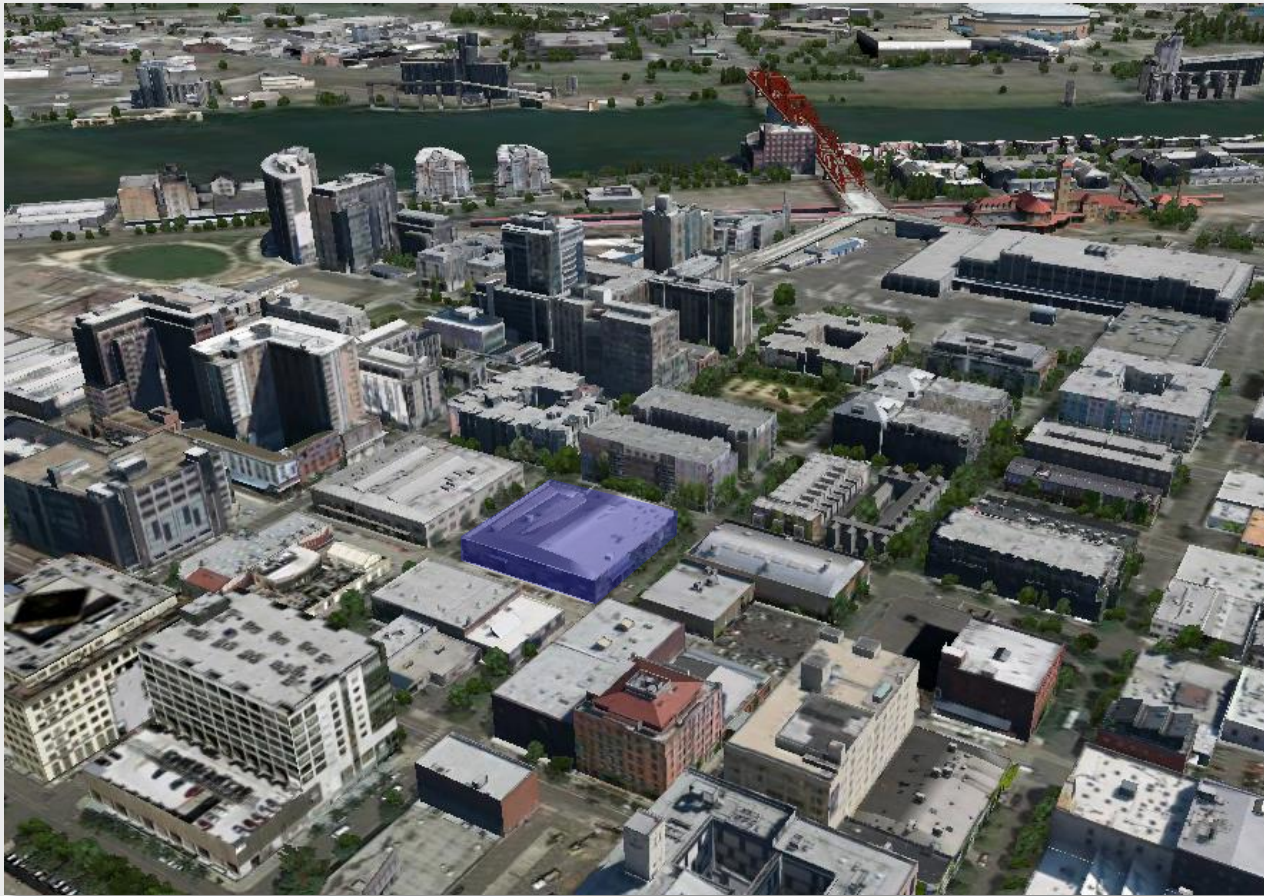
City of Portland
Bureau of Development Services

Staff Presentation to the **Portland Design Commission**

Design Review Hearing #1
LU 14-230014 DZM AD
Block 136

DARs – May 15, June 5, July 24, 2014

December 18, 2014



The SITE

Site Location

Full Block bounded by
 NW 13th Ave
 NW 12th Ave
 NW Johnson St
 NW Kearney St

Site Area

40,000 square feet

Site Disposition

6' drop E

Existing Condition

PNCA (to be demolished)

Plan Districts

Central City Plan District and River District

Street Designations

NW 13th Ave – City Walkway
 NW Johnson St – City Bikeway
 NW Johnson St / Kearney St / 12th Ave – Local Service Walkways

Transit

Streetcar 1 block north and west





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The PROJECT

13th Ave Brick Building

76'-1" Top of Parapet

12th Ave Residential Tower

148'-4" Top of Parapet

150' Top of Planter

Courtyard

Room programming

Unification between buildings

Dock | Storm | Walk | Spillout

ADs / MODs

Adjustment

33.266.310.C. Quantity of Loading

Modifications

33.140210.B.2. Rooftop Mechanical

22.266.310.Da. Size of Loading Space

33.266.220.C. LT Bike Pkg Dimension





The PROGRAM

13th Ave Brick Building

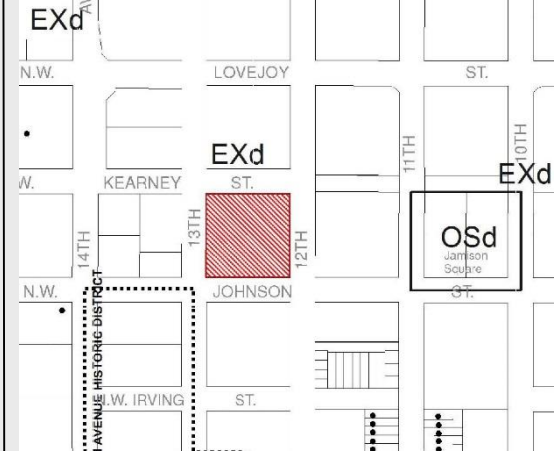
- 75,000 GSF
- 15,000 SF Retail
- 60,000 SF Office

12th Ave Residential Tower

- 205,000 GSF
- 208 Apartments
- 8 Town Homes

Courtyard

- 10,700 SF Total
- 1,886 SF Dock
- Tower Spill Out (Lobby & Lounge)
- Bioretention planters





The **CONTEXT** – Policy

Zoning

CXd, Central Commercial
with Design Overlay

Floor Area Ratio

Base: 4:1

With Bonus: 7:1

Proposed: 7:1

Height

75' – Base

45' – Bonus (general, FAR 3:1)

120'

30' – Bonus (housing)

150' – MAX

Guidelines

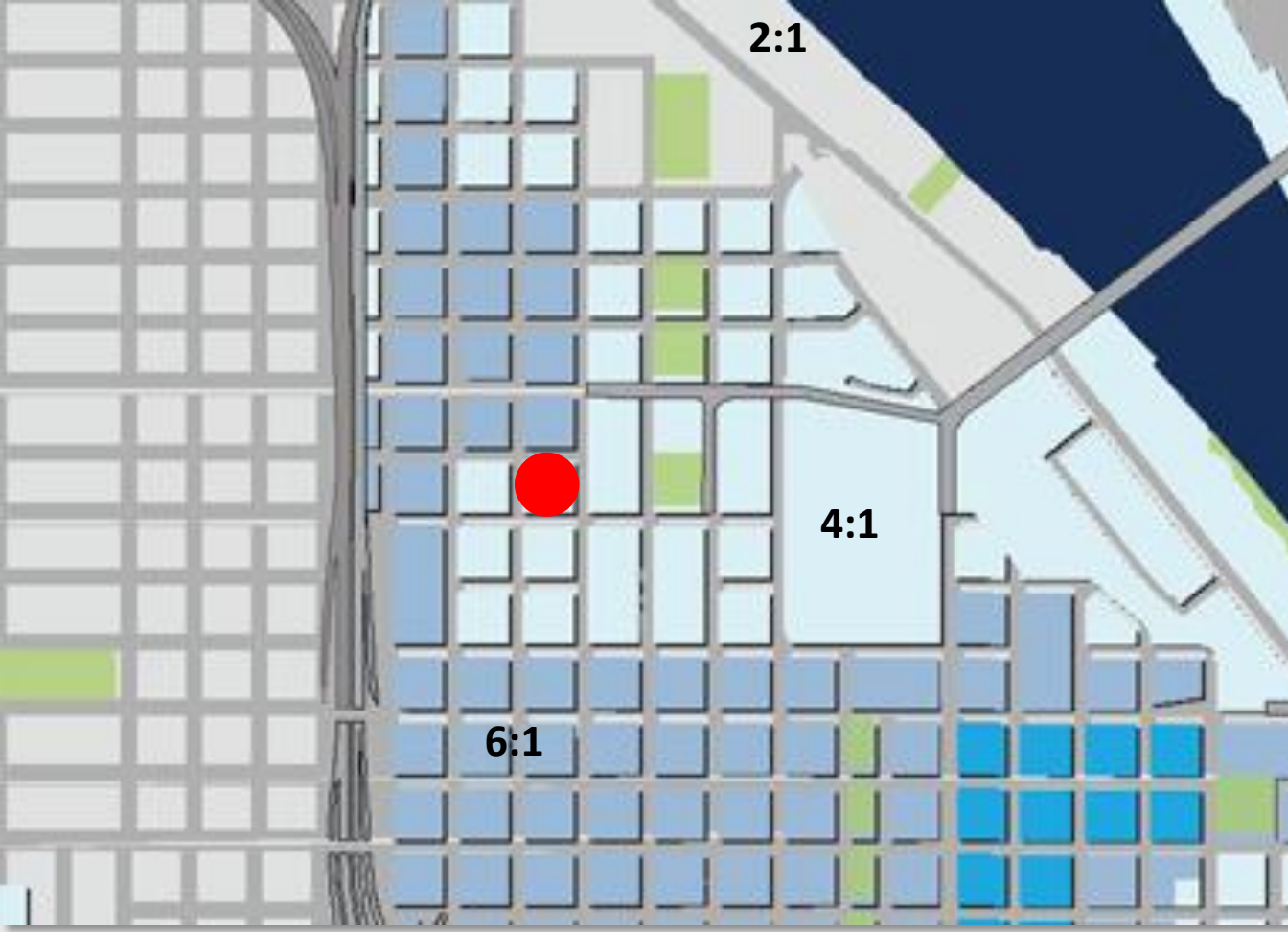
Central City Fundamental & River District Design Guidelines

Adjustment (PBOT does not support) – Loading (33.266.310.C.)

Modification 1 – Rooftop Mechanical (33.140.210.B.2.)

Modification 2 – Size of Loading Spaces (33.266.310.D.a.)

Modification 3 – Bike Parking Space Dimension (33.266.220.C.3.b.)



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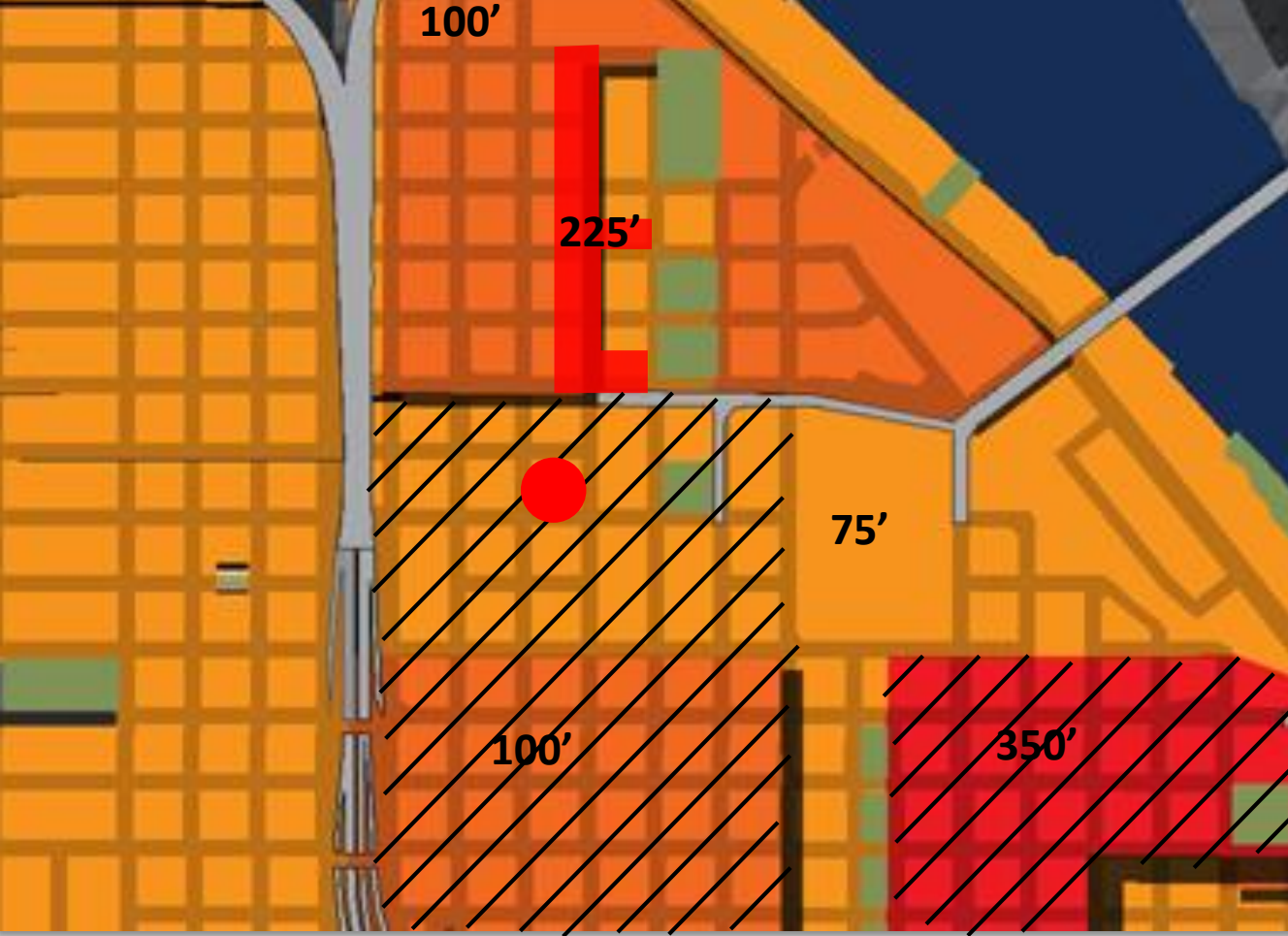
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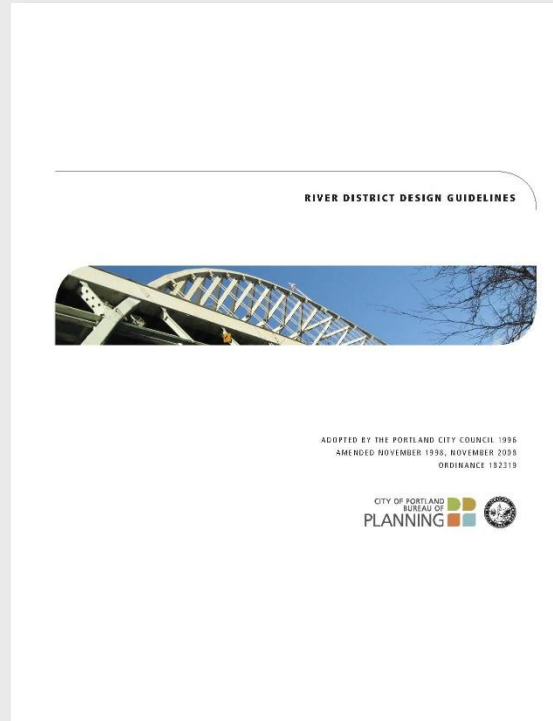
Modification 3 – Bike Parking Space Dimension (33.266.220.C.3.b.)



CENTRAL CITY FUNDAMENTAL DESIGN GUIDELINES



City of Portland
Bureau of Planning
Portland, Oregon
April 1, 2001
Updated November 8, 2003



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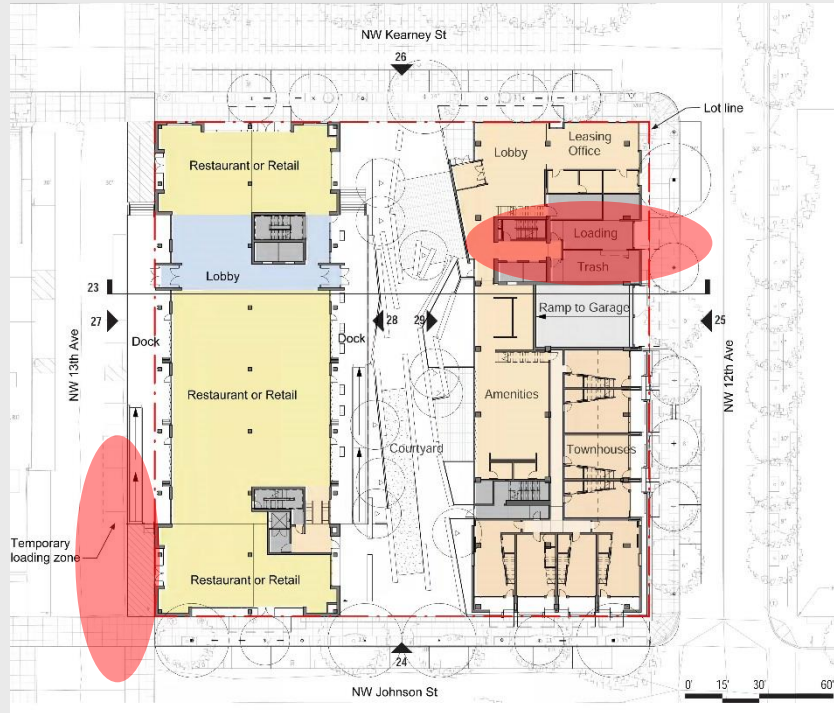
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ADJUSTMENT

33.266.310.C. Number of Loading Spaces – *STAFF DOES NOT SUPPORT*

Two (2) loading spaces meeting Standard A are required. Project proposes one (1).



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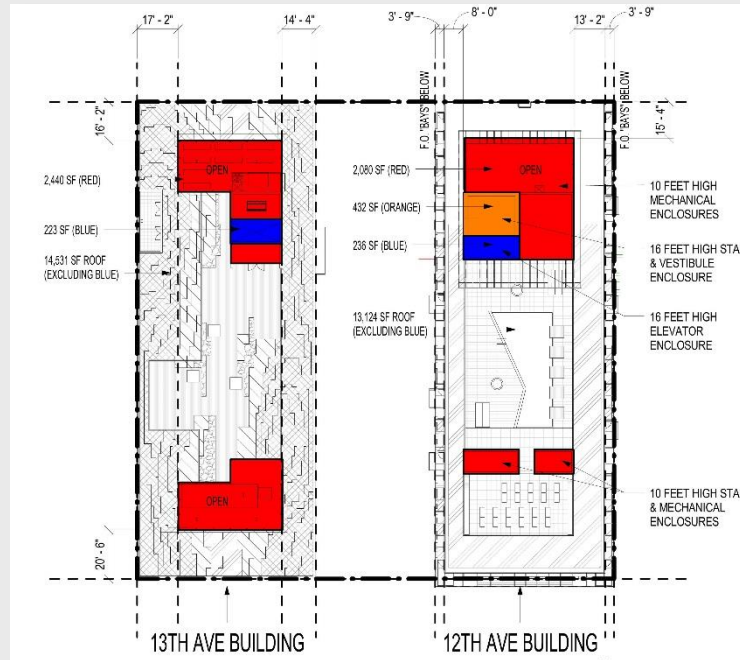
MODIFICATION 1

33.140.210.B.2. Rooftop Access & Mechanical – STAFF SUPPORTS

Set back – 15' from roof edges | 12th Ave Bld – 13' from 12th Ave, 8' from Courtyard.

Projection Height – 10' max | 12th Ave Bld – one 13' projection (air unit).

Rooftop Coverage – 10% max | 12th Ave Bld – 18.8%, 13th Ave Bld – 16.5%.



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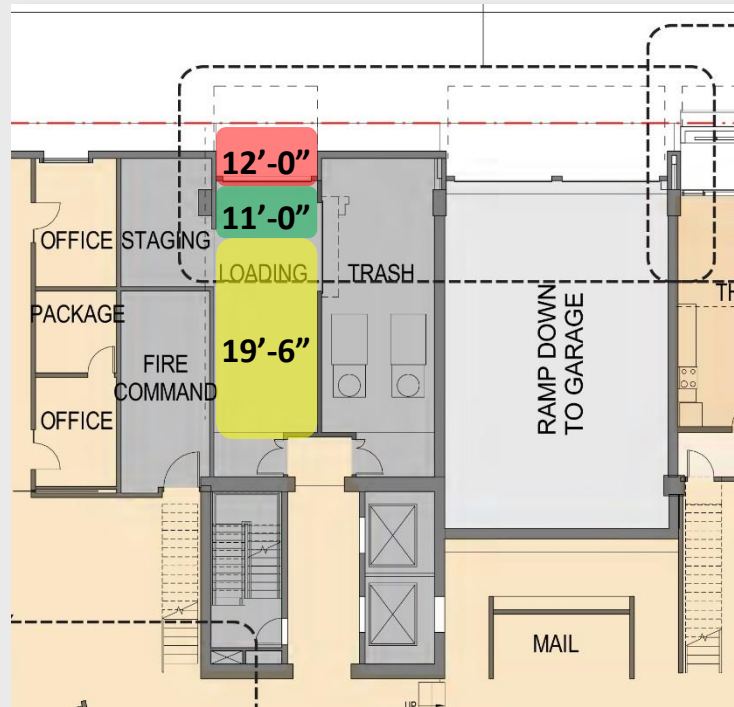
MODIFICATION 2

33.266.310.D.a. Size of Loading Spaces – *STAFF SUPPORTS*

Standard A Loading Dimension – length 35', width 10', clear 13'.

12th Ave Build – length 35' x width 10'-11'-5" x 11'-19'6".

STAFF SUPPORTS



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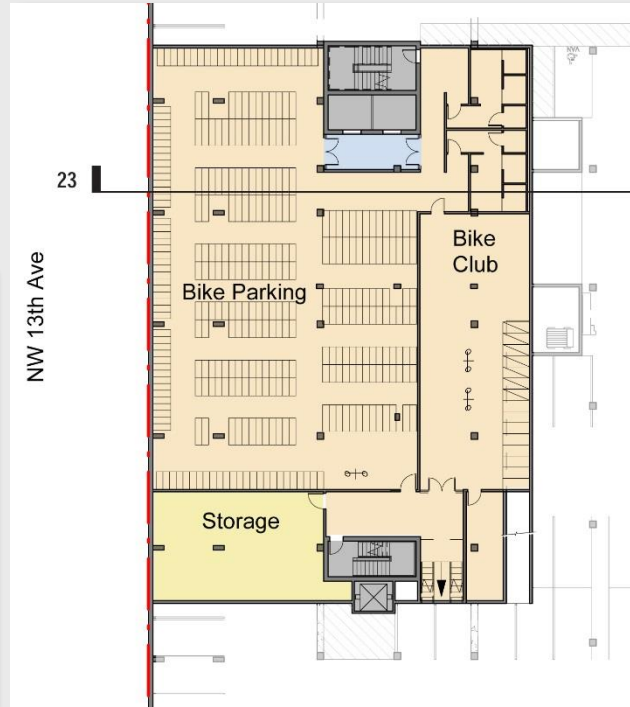
MODIFICATION 3

33.266.220.C.3.b. Bike Parking Space Dimension – *STAFF SUPPORTS*

Long-term Bike Parking Space – 24" x 6' with 5' walk aisle.

Level P1 Long-term Sparking Space – staggered vertical 18" x 6' with a 5' walk aisle.

STAFF SUPPORTS



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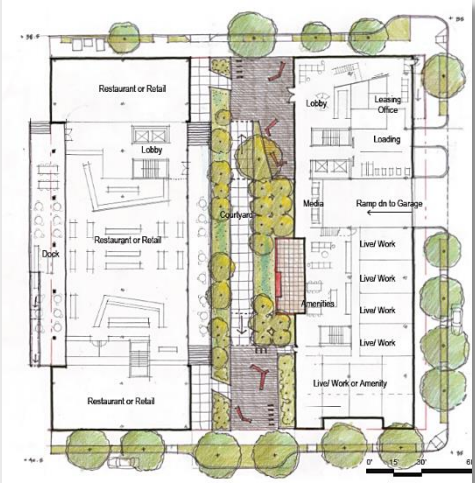
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The DARs

May 15, 2014

see memo for full comments

June 5, 2014

see memo for full comments

July 24, 2015

see memo for full comments



DAR #1 – Design Concepts

Tower

- Explore solid/void
- Emphasize verticality
- Awkward crenellations

Brick Building

- Unanimous support
- Contextual
- Pass through nice

Courtyard

- Look carefully at rooms
- Resolve awkward angles
- Integrate 2 buildings

DAR #2 – Massing & Height

Tower

- Reinforce context
- Strong vertical rigor
- Shadow impacts?

Brick Building

- Residential appearance
- Succeed as office build
- Bottom 30' strong

DAR #3 – All Components

Tower

- Reference Pearl?
- GFRC on ground floor?
- Compressed

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Floor Area Bonuses

Category	Code Section	Max FAR Bonus	Area from Bonus (GSP)	FAR Earned	Notes
Site Area			40,000		
Excess FAR	Map E10-2	4.00	160,000	4.00	
Residential Bonus	210.C.1	3.00	164,282	4.11	12th Ave Bldg Levels 1-12
Roof-top Gardens Bonus	210.C.4	n/a	5,702	0.14	12th Ave Bldg
Eco-Roof Bonus	210.C.10	n/a	35,013	0.88	13th Ave Bldg
Total		7.00	364,997	9.12	2.12 extra



Building Section showing Height Bonuses

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Staff Recommendation

Staff does not recommend approval at this time.

Adjustment Findings for 33.266.310.C. Quantity of Loading Spaces

Until the applicant obtains the full approval of PBOT's Parking Control Manager for loading within the NW 13th Ave right-of-way, the approval of an Adjustment to 33.266.310.C. Quantity of Loading Spaces is not warranted.

Revised Staff Recommendation

The project has yet to demonstrate that it meets Adjustment criteria related to 33.266.310.C. Quantity of Loading Spaces and therefore does not warrants approval at this time.





End of Staff Presentation

Staff Recommendation

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Revised Staff Recommendation

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