



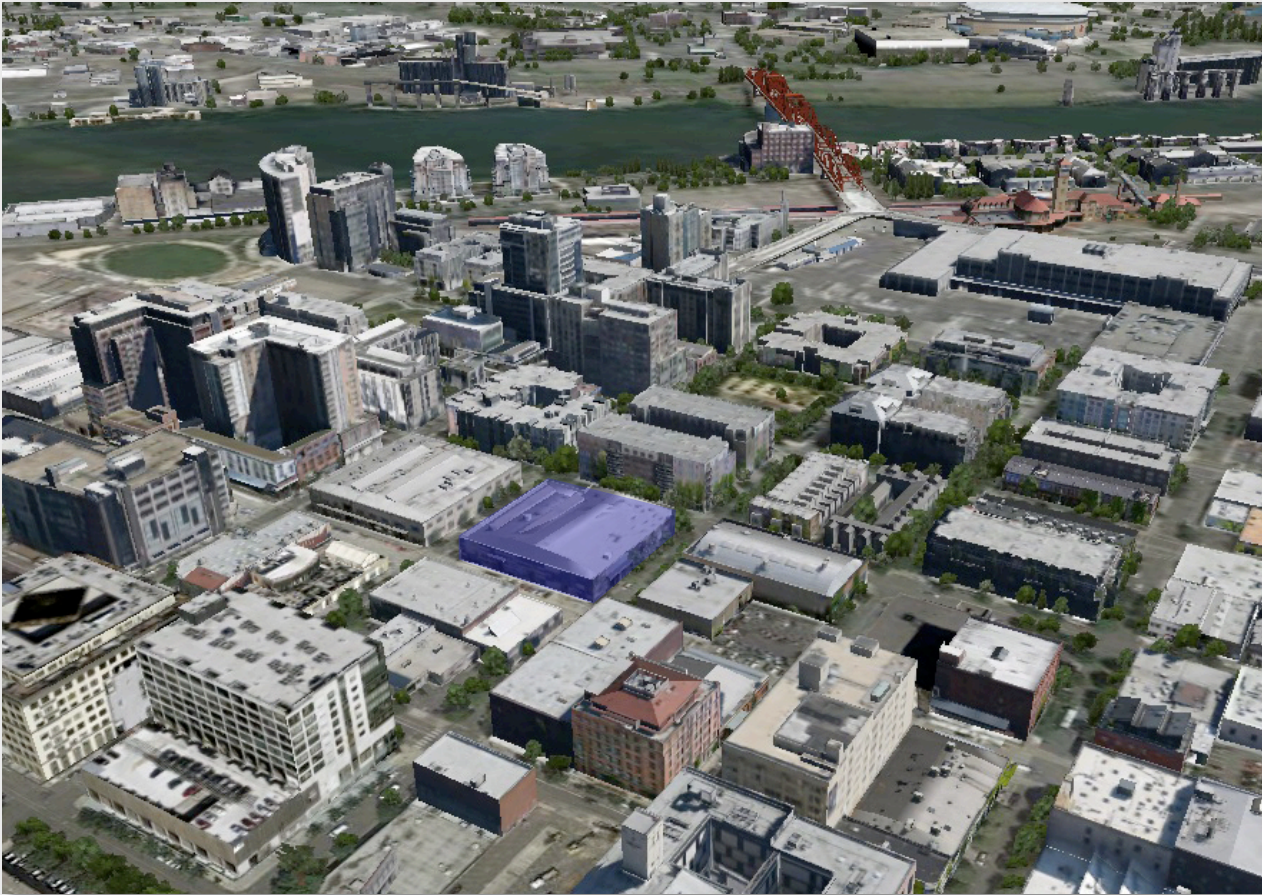
City of Portland
Bureau of Development Services

Staff Presentation to the
Portland Design Commission

Design Review Hearing #2
LU 14-230014 DZM AD
Block 136

DARs – May 15, June 5, July 24, 2014
DR#1- December 18, 2014

January 22, 2015



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 / 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 PROGRAM

13th Ave Brick Building

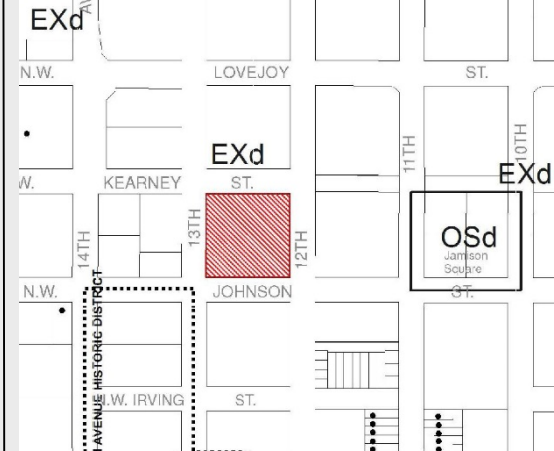
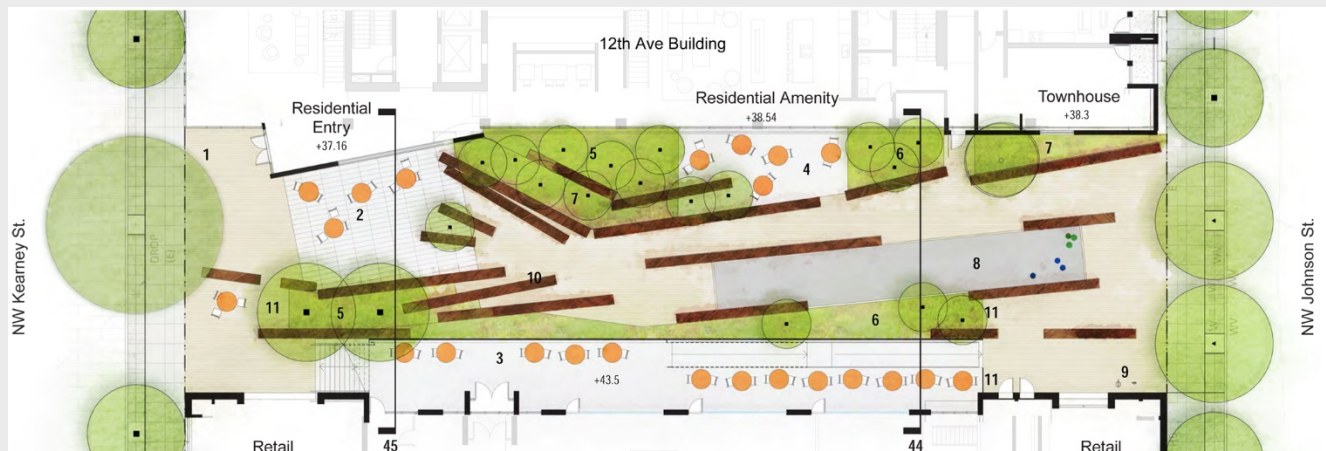
Height – 76'-1"
 75,000 GSF
 15,000 SF Retail
 60,000 SF Office

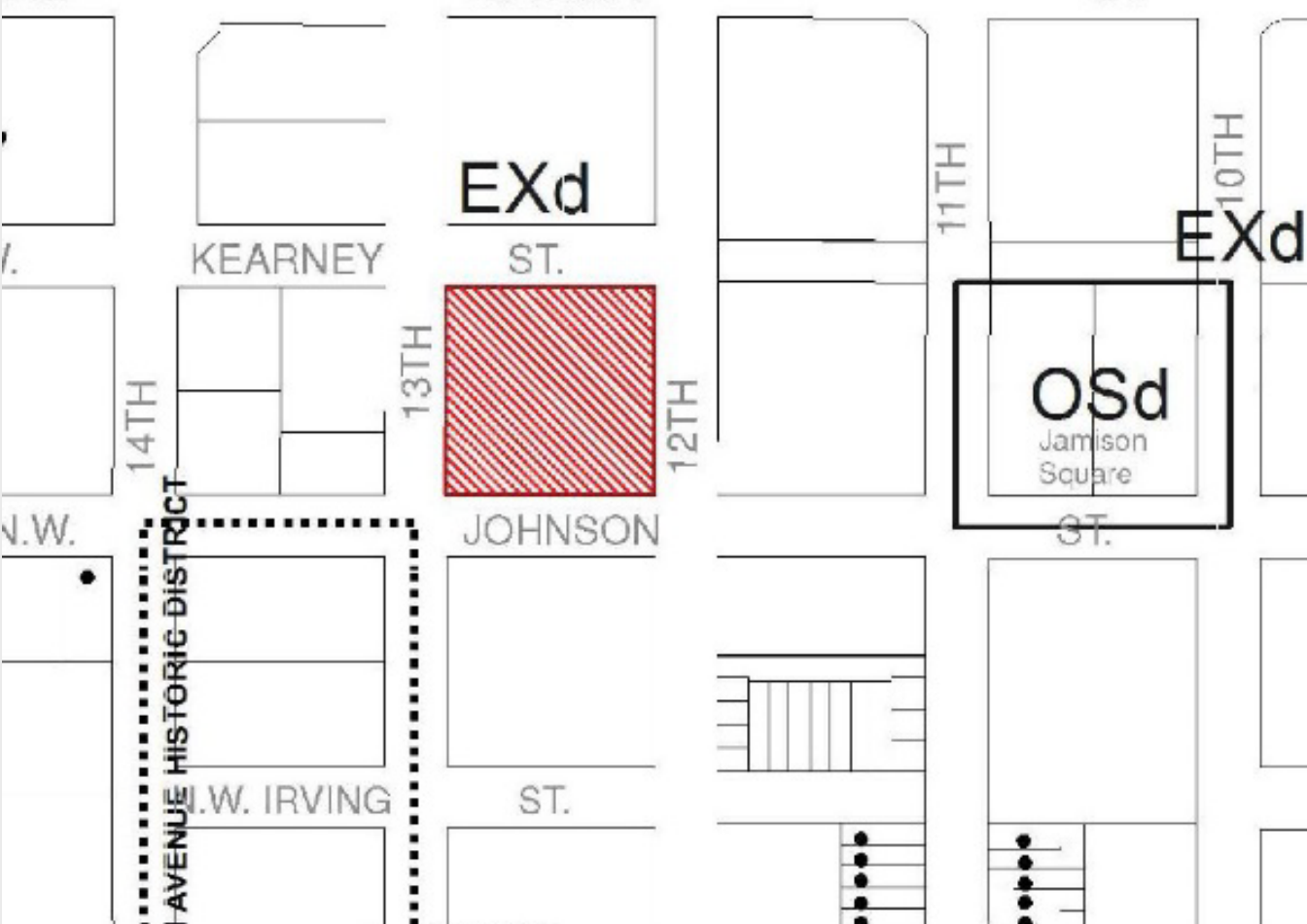
12th Ave Residential Tower

Height – 148'-4" top of parapet
 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

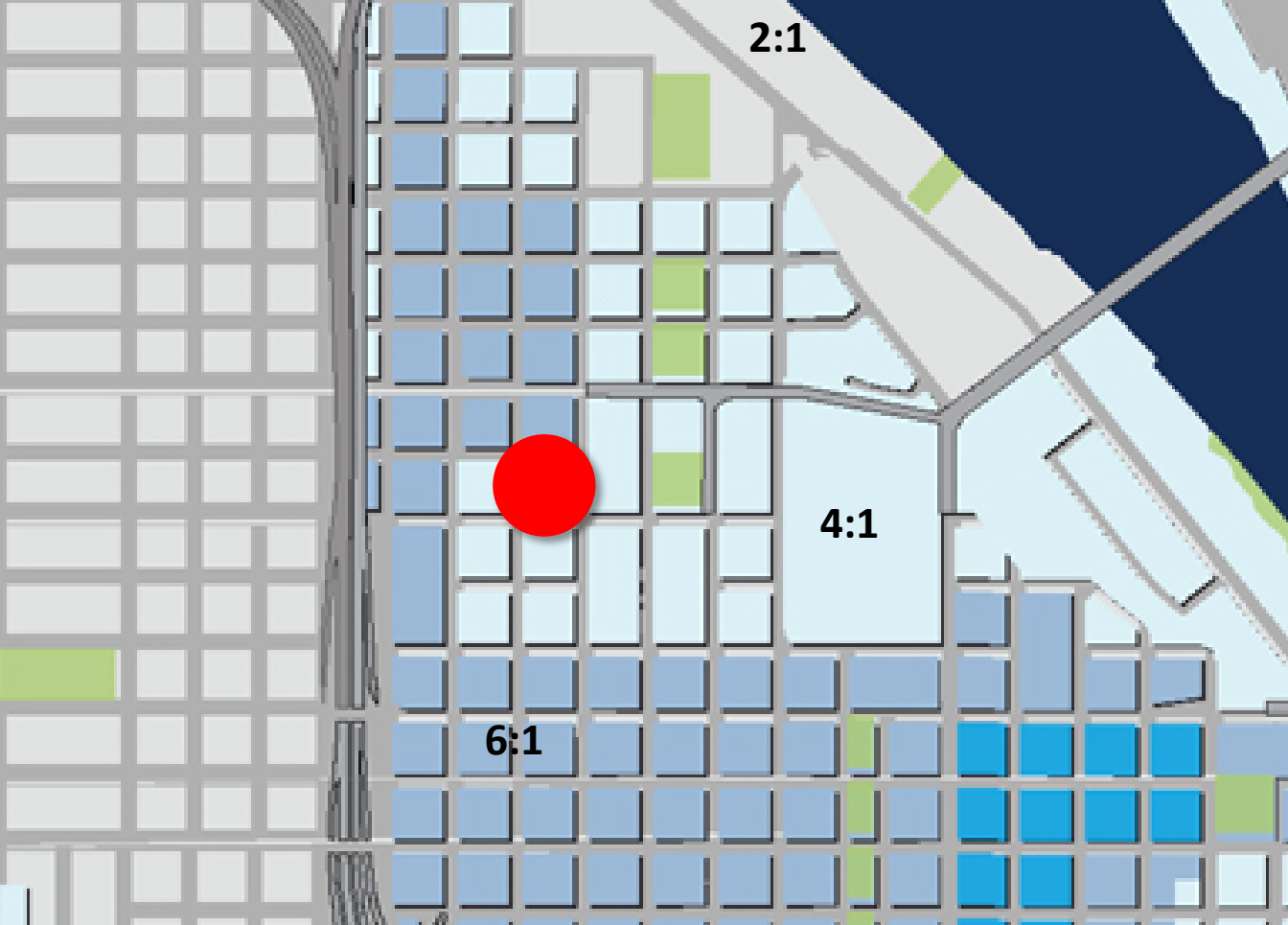
Central City Fundamental & River District Design Guidelines

Adjustment – 2 required Std A Loading required / 1 proposed

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

Modification 2 – Size of Loading (3) Spaces (33.266.310.D.a.)

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



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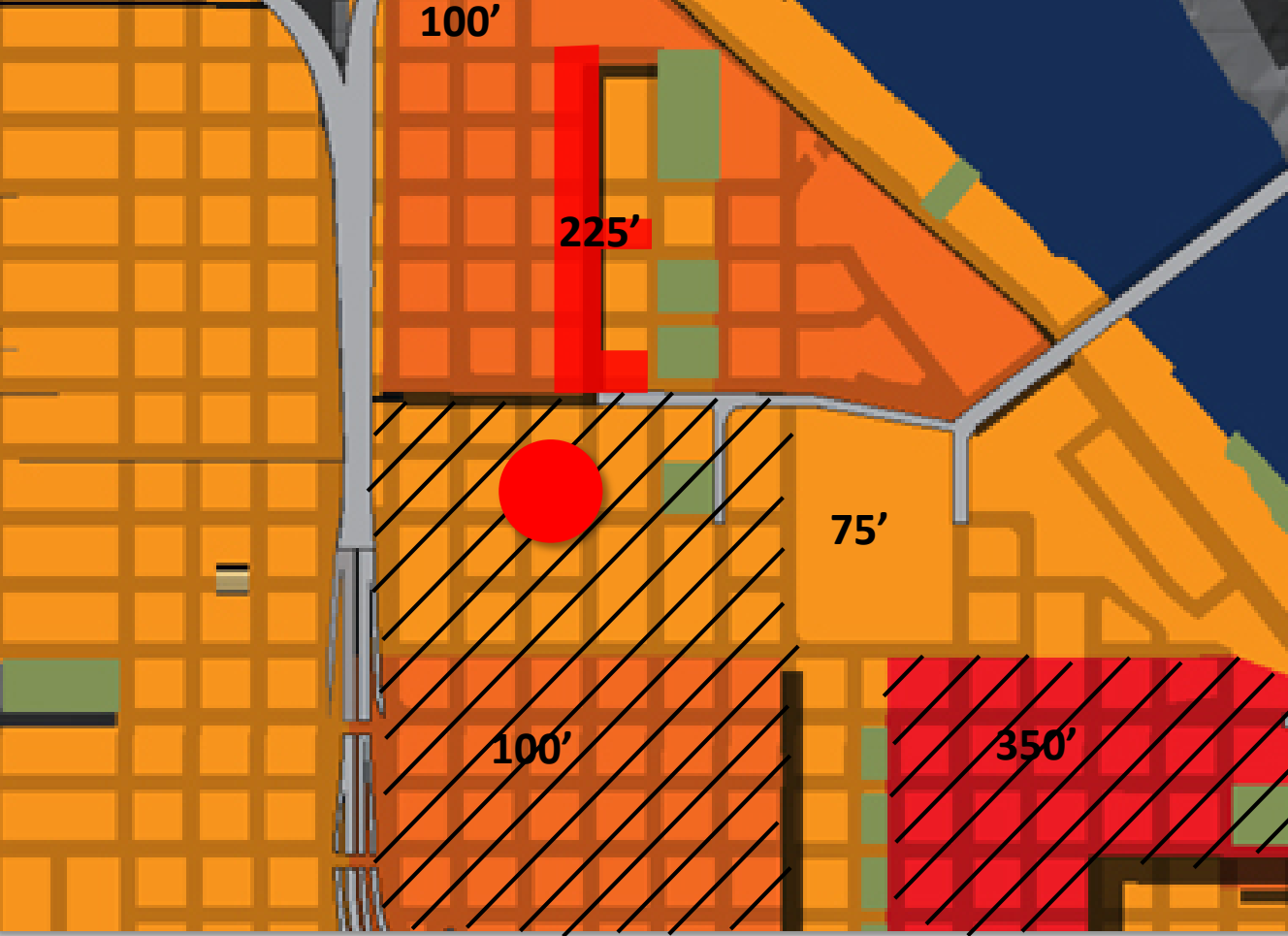
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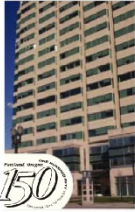
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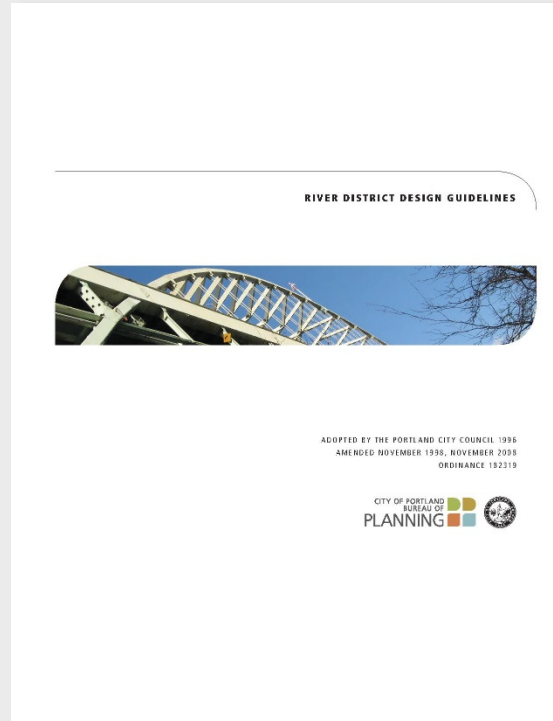
Modification 3 – Bike Parking Space Dimension (33.266.220.C.3.b.)



CENTRAL CITY FUNDAMENTAL DESIGN GUIDELINES



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



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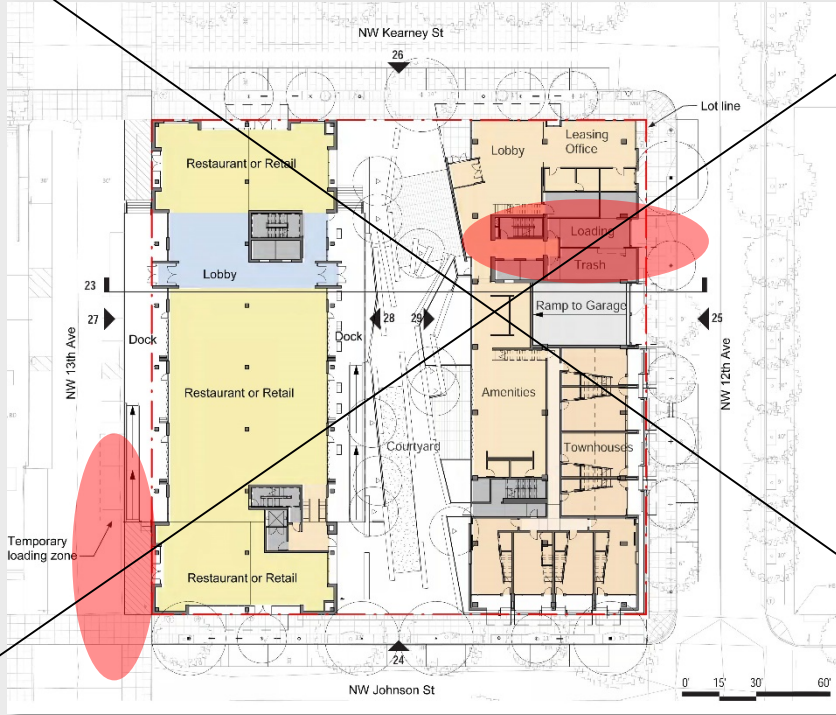
Modification 2 – Size of Loading (3) Spaces (33.266.310.D.a.)

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

ADJUSTMENT

33.266.310.C. Number of Loading Spaces

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



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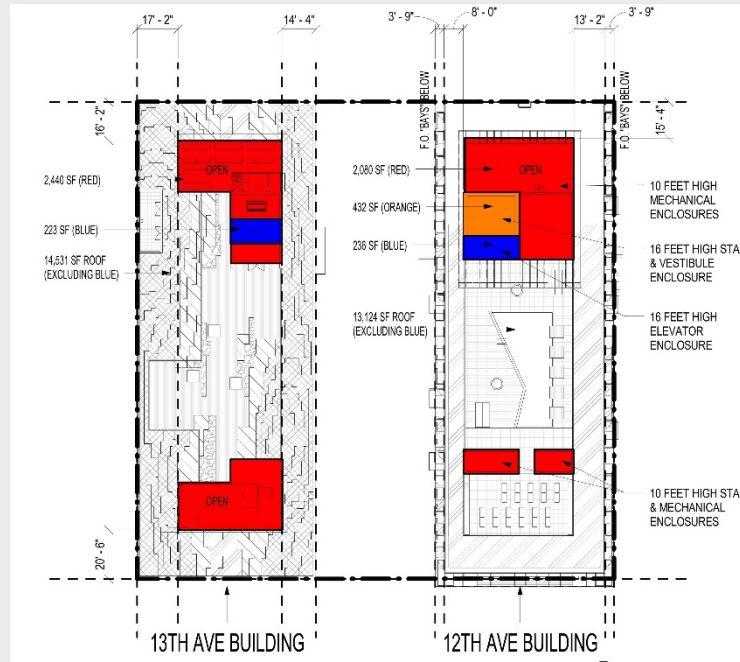
MODIFICATION 1

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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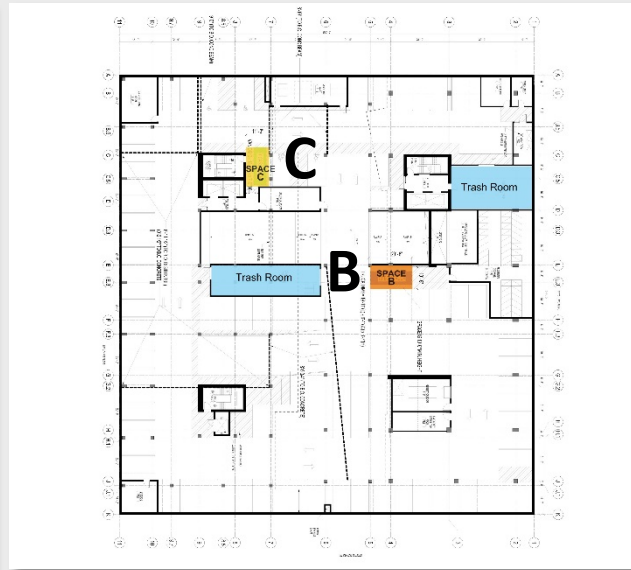
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ADJUSTMENT

Adjustment

33.266.310.C. Quantity of Loading

Required: 2 Std A | Proposed: 1 Std A

MODIFICATION

Size of Loading

A – 35'x11'-5"x10'

B – 18'x9'x10'

C – 18'x10'x18'-11"

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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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DR#1 – December 18, 2014

Courtyard

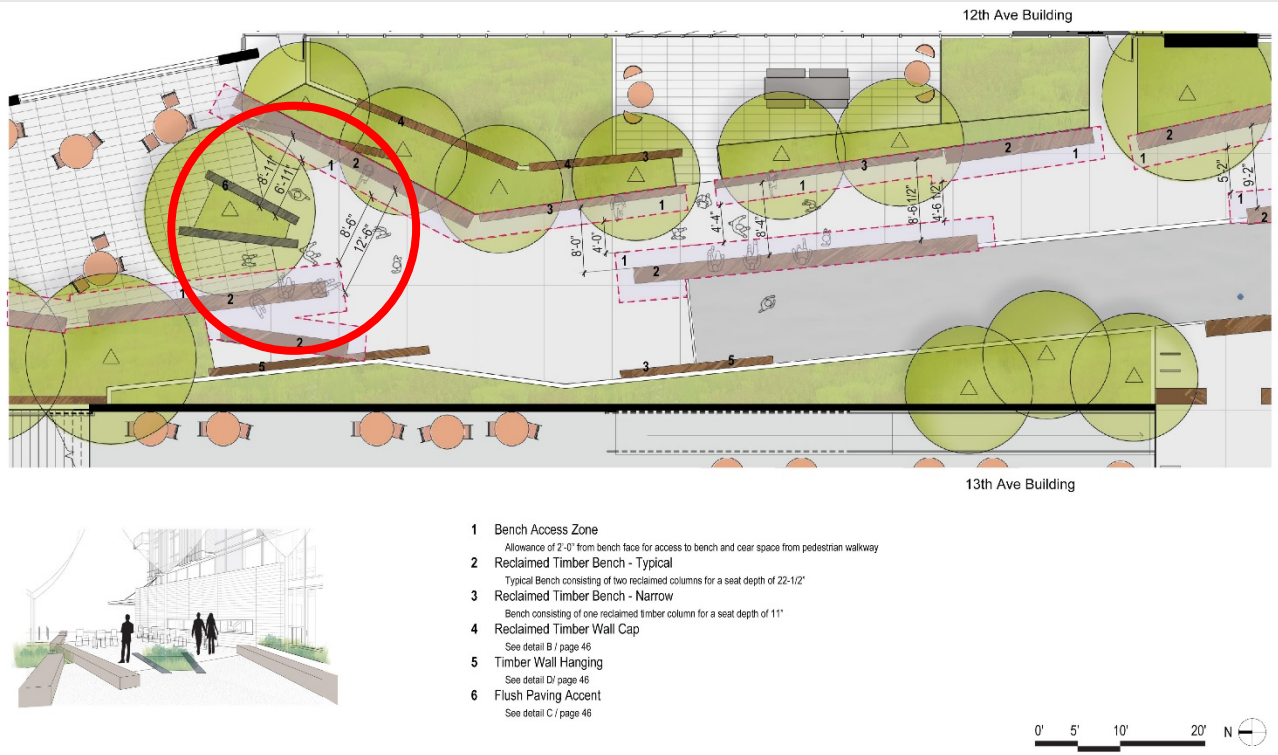
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12th Ave Building

see memo for full comments

13th Ave Building

see memo for full comments



COURTYARD

- Log timber joining details
- Flush logs
- Study "pinch point"

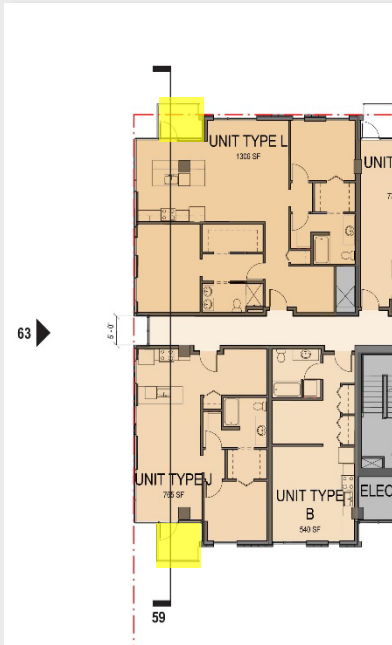
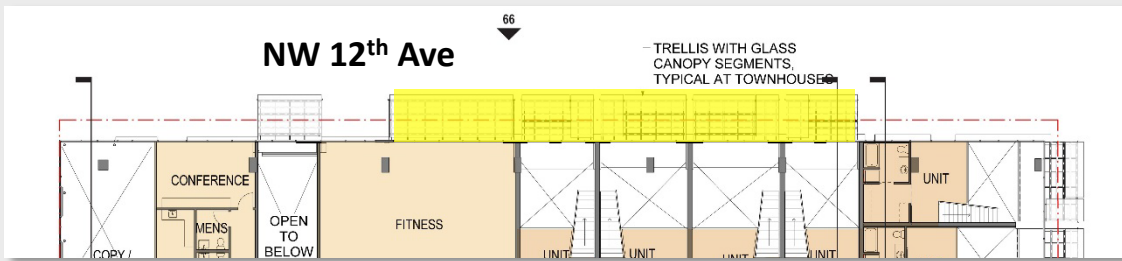
12th Ave BUILDING

- Canopies on 12th should cover sidewalk
- SW & SE corners seem heavy
- Larger decks on 2 bdrs

13th Ave BUILDING

- More weather protection
- Projecting bays?
- More shadow play?





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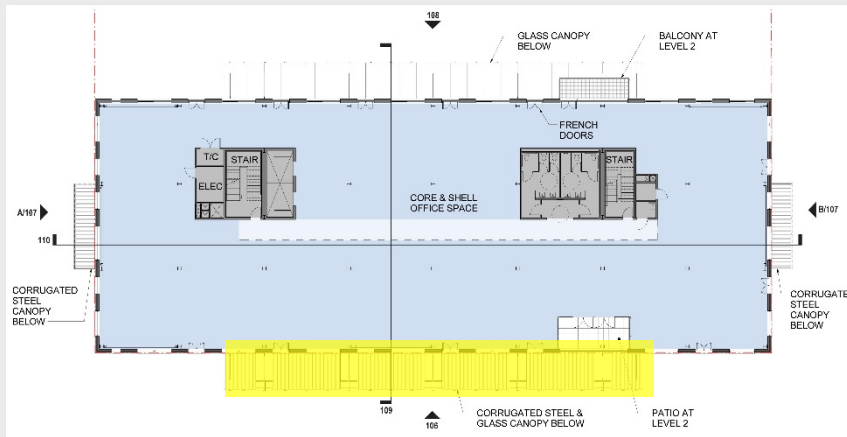
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Staff Recommendation

Full Approval

As outlined in the Staff Report:

Design Review Approval to construct two buildings and courtyard.

Approval of Modifications related to Rooftop Mechanical, Size of Loading Spaces and Bicycle Parking Space Dimension.





End of Staff Presentation

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