



**City of Portland, Oregon**  
**Bureau of Development Services**  
**Land Use Services**  
FROM CONCEPT TO CONSTRUCTION

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[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

Date: October 31, 2016

From: Mike Gushard, Land Use Services  
503-823-5091 / [Mike.Gushard@portlandoregon.gov](mailto:Mike.Gushard@portlandoregon.gov)

## **REQUEST FOR RESPONSE**

**Case File: LU 16-153002 HRM AD - Pearl East**  
**Pre App: PC # 15-247619**

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 Mike Gushard 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 Landmarks 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: November 28, 2016** (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: December 9, 2016**
- **A public hearing before the Landmarks Commission is tentatively scheduled for December 19, 2016**

**Applicant:** Suzannah Stanley, Architect  
Mackenzie  
1515 SE Water Ave, Suite 100  
Portland, OR 97214

The Pearl Building LLC, Owner  
PO Box 1672  
Palo Alto, CA 94302

Brent Hedberg, Developer  
PBE LLC/ Specht Development, Inc  
10260 SW Greenburg Rd #170  
Portland OR 97223

**Site Address:** NW 13<sup>th</sup> and NW Glisan

**Legal Description:** BLOCK 87 LOT 2&3, COUCHS ADD  
**Tax Account No.:** R180207950  
**State ID No.:** 1N1E33AD 04000  
**Quarter Section:** 3028

**Neighborhood:** Pearl District, contact Kate Washington at [planning@pearldistrict.org](mailto:planning@pearldistrict.org).  
**Business District:** Pearl District Business Association, contact Carolyn Ciolkosz at 503-227-8519.  
**District Coalition:** Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

**Plan District:** Central City - River District

**Other Designations:** Non-contributing resource in the 13<sup>th</sup> Avenue Historic District. Site is currently a parking lot.

**Zoning:** EXd – Central Employment with Design and Historic Resource Protection Overlays

**Case Type:** HRM AD – Historic Resource Review with Modifications and Adjustments

**Procedure:** Type III, with a public hearing before the Landmarks Commission. The decision of the Landmarks Commission can be appealed to City Council.

**Proposal:**

The applicant requests approval of 6-story office building with a three story underground parking garage for 45 vehicles and rooftop amenity space. The proposed building includes a wooden accessibility ramp and platform on its west elevation that is made to approximate the loading docks that define the 13<sup>th</sup> Avenue Historic District. The submitted drawings show a building that is primarily clad in brick with concrete at the base. End walls are proposed to be CMU with a banded detail and board-formed concrete defining a stair tower on the north.

A **Modification** is requested to:

1. 33.140.230 – To reduce the ground floor windows on the NW Glisan St. elevation from the required 50% of the length of the building to 48.48% and from 25% of the ground level wall area to 21.78%

**Adjustments** are requested to:

1. 510.265.F.6.b – To allow parking access on NW Glisan Street, an access restricted street and

2. 266.310.C.2.c – To reduce the number of loading spaces from 2 required Standard A to 0 (zero)

**Approval Criteria:**

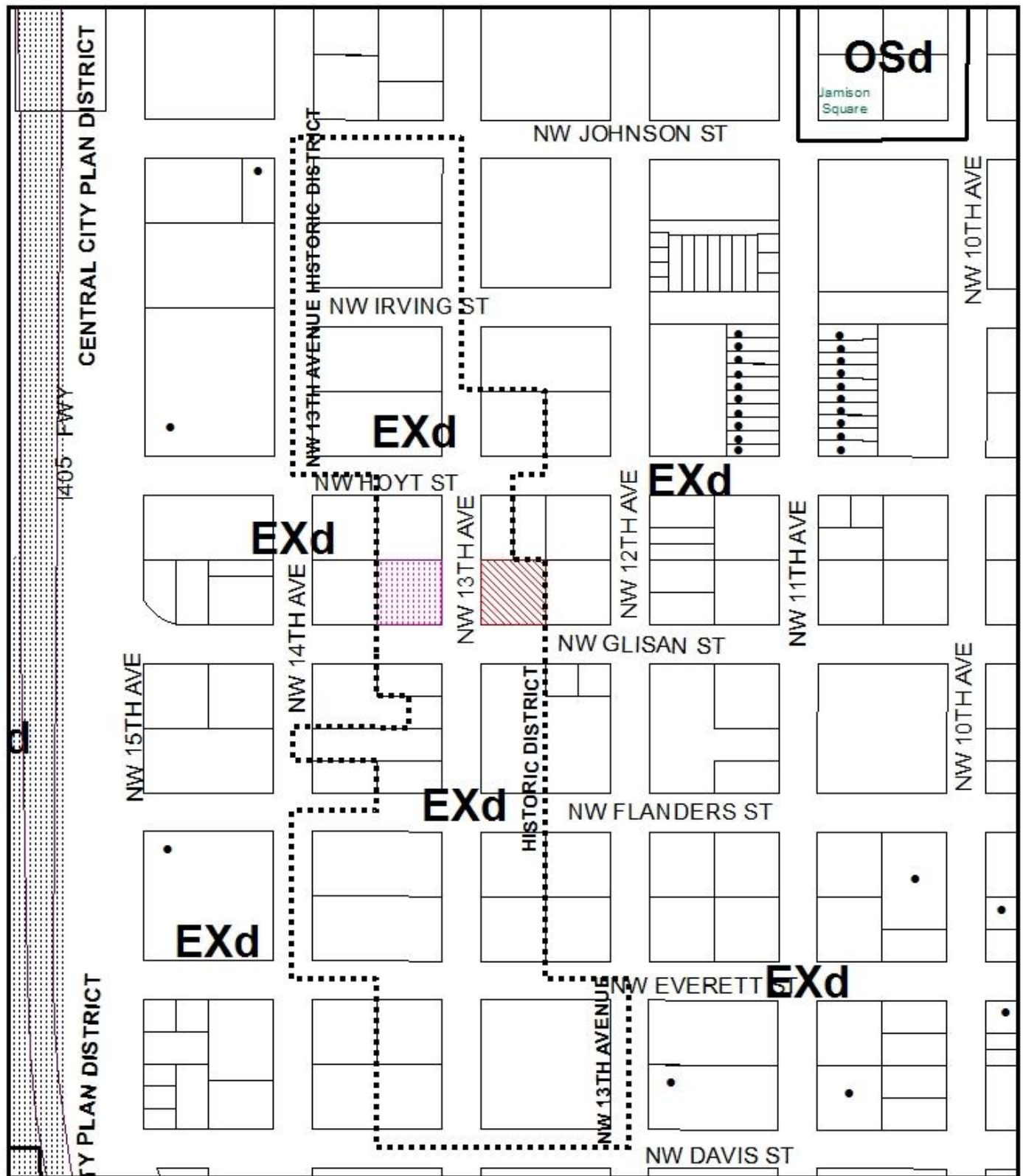
In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are:

- 13<sup>th</sup> Avenue Historic District Design Guidelines
- 33.805 Adjustment Approval Criteria
- Central City Fundamental Design Guidelines
- 33.825.070 Modifications considered during historic resource review.

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 April 15, 2016 and determined to be complete on October 12, 2016.

It is important to submit all evidence to the Landmarks Commission. City Council will not accept additional evidence if there is an appeal of this proposal.




Enclosures: Zoning Map, Site Plan, South and West Elevation, North and East Elevations



# ZONING

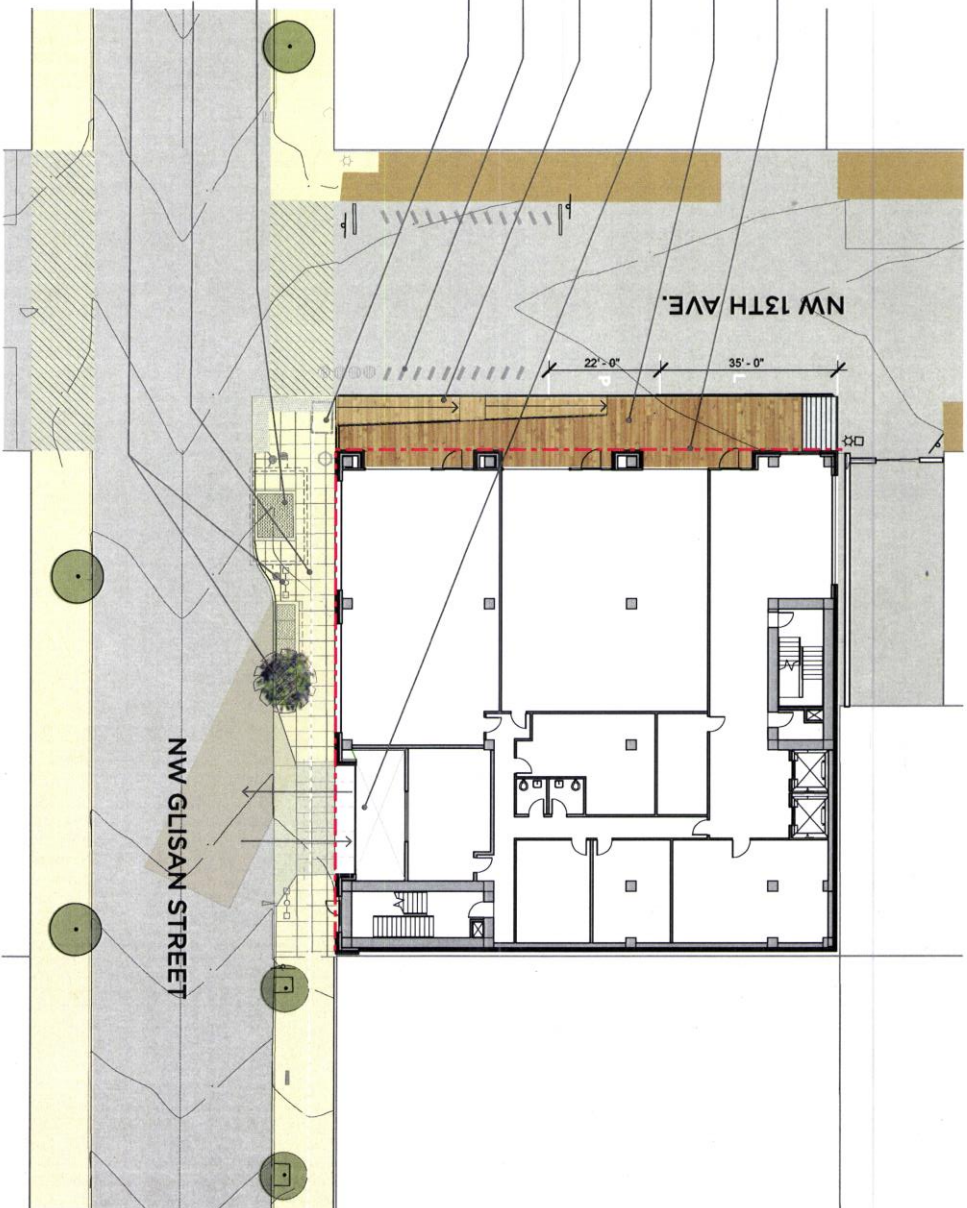


This site lies within the:  
CENTRAL CITY PLAN DISTRICT  
RIVER DISTRICT SUBDISTRICT  
13TH AVENUE HISTORIC DISTRICT

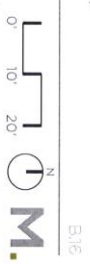
-  Site
-  Also Owned Parcels
-  Historic Landmark

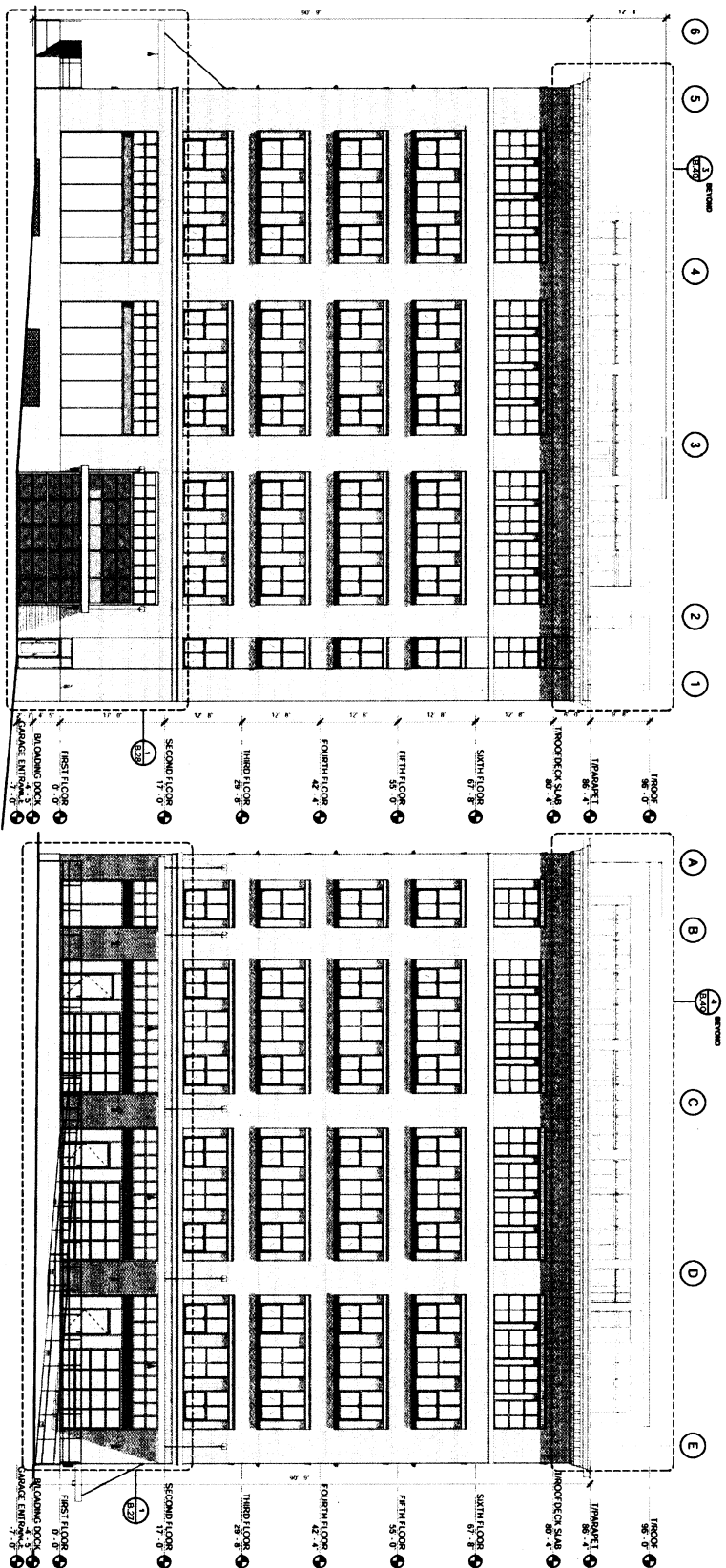
File No. LU 16-153002 HRM, AD  
1/4 Section 3028  
Scale 1 inch = 200 feet  
State\_Id 1N1E33AD 4000  
Exhibit B (Apr 18, 2016)

- PROPERTY LINE
- LOADING DOCK FOR PEDESTRIAN ACCESS  
(WITH CANOPY ABOVE)
- PARKING GARAGE ENTRANCE  
(WITH CANOPY ABOVE)
- ADA ACCESSIBLE RAMP
- NEW SHORT-TERM BICYCLE PARKING (24)
- EXISTING TRANSFORMER VAULT  
TO REMAIN BELOW GRADE
- PROPOSED NEW VAULT  
LOCATION(S) BELOW GRADE
- EXISTING LINE OF UTILITIES BELOW GRADE
- NEW STREET LIGHTING AND  
STREET TREE TO COMPLY WITH  
RIVER DISTRICT R.O.W. STANDARDS



Site Plan  
**Pearl Building East**  
 LU 16-153002 HRM AD



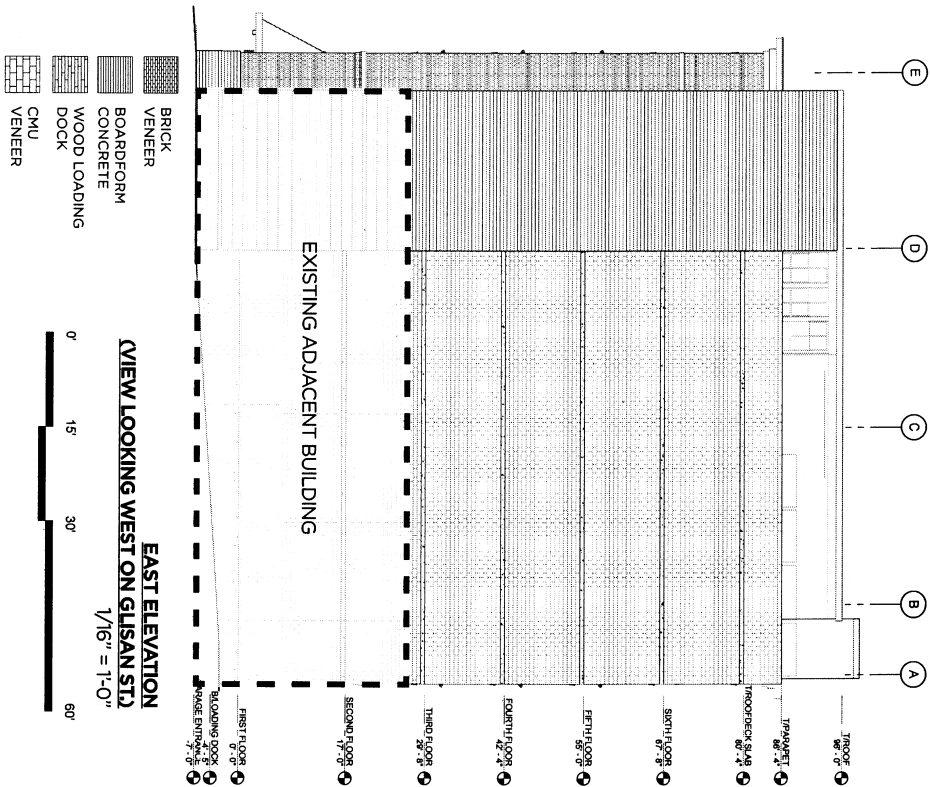


Elevations

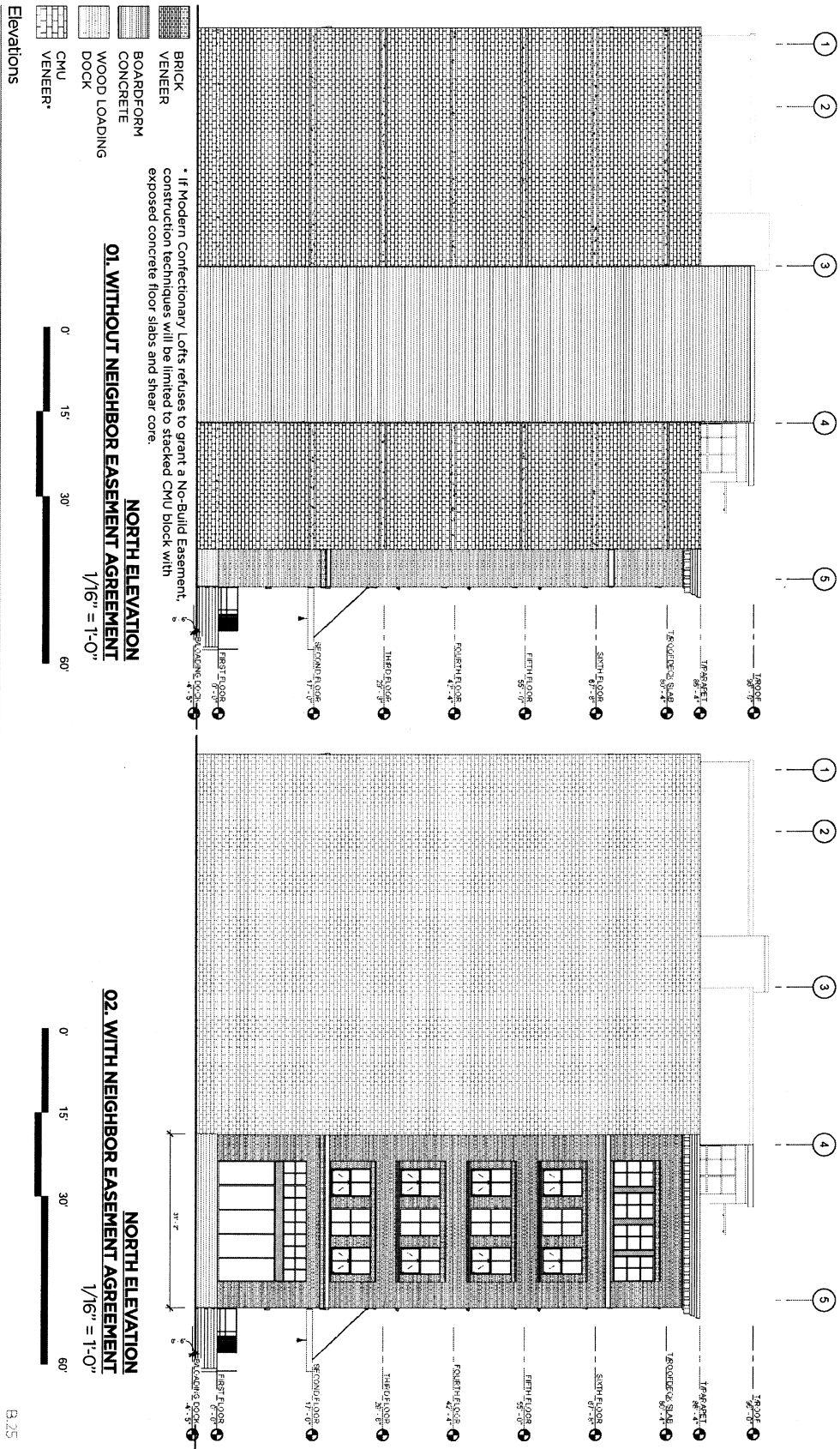
**Pearl Building East**

LU 16-153002 HRM AD





**Elevations**  
**Pearl Building East**  
LU 16-153002 HRM AD



Pearl Building East  
LU 16-153002 HRM AD

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