



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

Dan Saltzman, Commissioner  
Paul L. Scarlett, Director  
Phone: (503) 823-7300  
Fax: (503) 823-5630  
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[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

Date: January 18, 2013

From: Chris Caruso, Land Use Services  
503-823-5747 / [Chris.Caruso@portlandoregon.gov](mailto:Chris.Caruso@portlandoregon.gov)

## **REQUEST FOR RESPONSE**

**Case File: LU 12-215106 DZM AD – Market View Apts**  
**Pre App: PC # 12-193119**

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 Chris Caruso at 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201. You may also fax your comments to me at (503) 823-5630 or email them to [Chris.Caruso@portlandoregon.gov](mailto:Chris.Caruso@portlandoregon.gov). 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. You may also email them to me at [Chris.Caruso@portlandoregon.gov](mailto:Chris.Caruso@portlandoregon.gov).

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: February 15, 2013 – 28 days after the date of this RFR** (If I receive comments after this date, I will not have enough time to include them in the staff report).
- **We must publish our report by: February 25, 2013**
- **A public hearing before the Design Commission is tentatively scheduled for Thursday March 7, 2013 at 1:30 PM**

**Applicant:** Barry R Smith, PC Architect  
715 SW Morrison St., Suite 909/Portland, OR 97205

**Developer:** Steve Master/Master Development, LLC  
835 E Park Street/Eugene, OR 97401-2909

**Property Owner:** Nan B Perrott/US Bank Trust Real Estate Management  
PO Box 64142/St. Paul, MN 55164-9366

**Site Address:** NW Corner of SW Market Street & SW 11th Avenue

**Legal Description:** BLOCK 266 LOT 3&4, PORTLAND  
**Tax Account No.:** R667729600  
**State ID No.:** 1S1E04AD 05100  
**Quarter Section:** 3128  
**Neighborhood:** Portland Downtown, contact Jennifer Geske at 503-750-9843.  
**Business District:** None  
**District Coalition:** Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.  
**Plan District:** Central City – Downtown, West End  
**Zoning:** RXd – Central Residential with design overlay  
**Case Type:** DZM AD – Design Review with Modifications and Adjustments  
**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 applicant seeks design review approval for a new 69,415 GSF, 6-story, 81 unit residential building with 17 vehicle spaces and loading inside the building. An Exception is requested for Oriel Window approval criteria F (width) & G (separation). One Modification is requested for Ground Floor Active Uses along SW 11<sup>th</sup> Avenue. One Adjustment is requested to allow access to parking from a Restricted Access Street (SW 11th). Exterior materials are poured-in-place concrete, brick, fiberglass windows, wood entry doors and sidelites, metal canopy, metal mansard roof and light well wall panels, and decorative metal grille covers. An eco-roof is proposed at the top of the building and a stormwater planter is located in an alcove on the SW 11<sup>th</sup> Avenue façade. The proposal will pay into the Bike Fund in lieu of providing on-site short-term bicycle parking.

**Approval Criteria:**

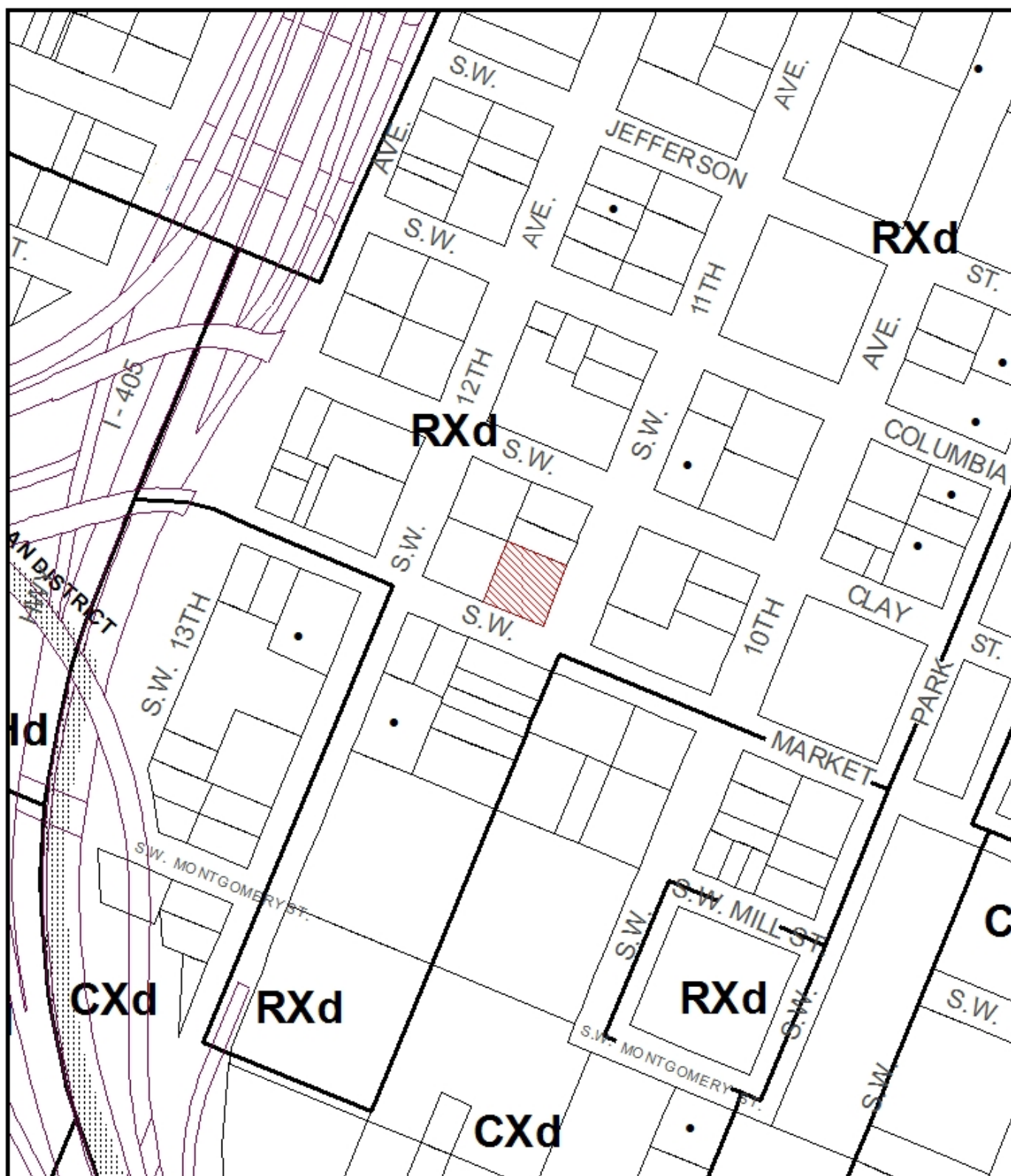
In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are:

- 33.825 Design Review
- 33.825.040 Modifications Thru Design Review
- 33.805 Adjustments
- Window Projections Into Public Right-of-Way IBC /32/#1
- Central City Fundamental Design Guidelines

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 December 13, 2012 and determined to be complete on **January 16, 2013**.

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, Floor Plans, Elevations



# ZONING



Site



Historic Landmark

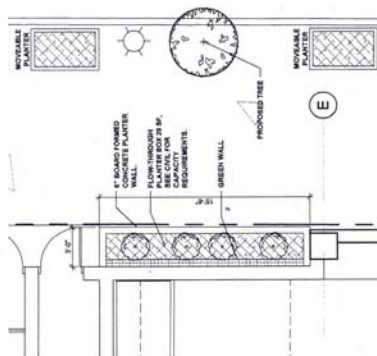
This site lies within the:  
CENTRAL CITY PLAN DISTRICT  
DOWNTOWN




NORTH

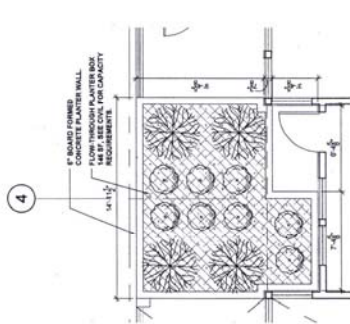
File No.	LU 12-215106 DZM,AD
1/4 Section	3128
Scale	1 inch = 200 feet
State_Id	1S1E04AD 5100
Exhibit	B (Dec 14,2012)

MAIN STORMWATER PLANTER - NORTH LIGHTWELL

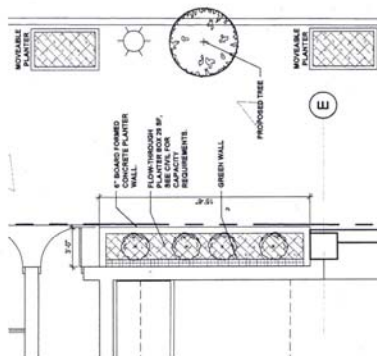


1 SCALE: 1/4" = 1'-0"

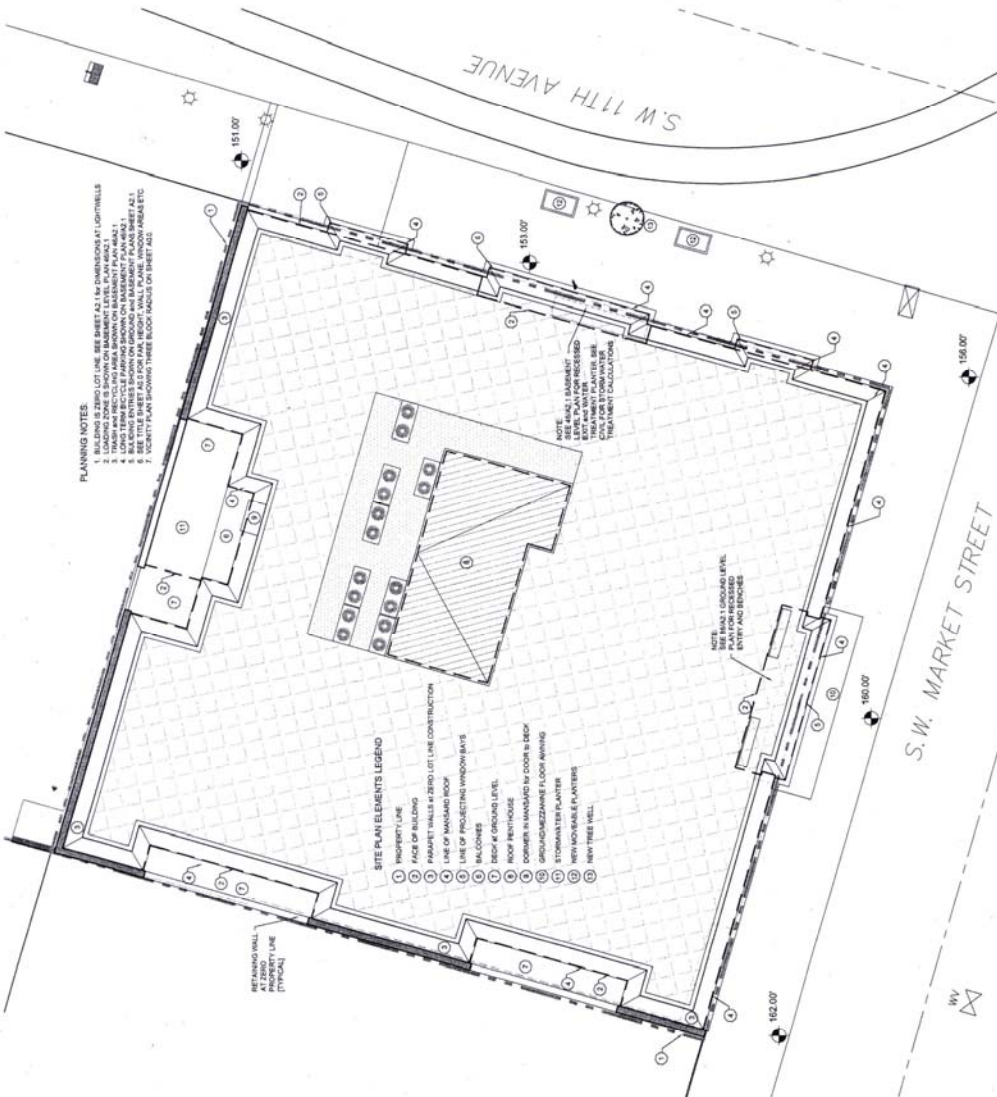
	<b>PLANTER TREES</b>	
	Philadelphus (var. Mock Orange)	(4)
	<b>SHRUB TREES</b>	
	Pyramidal Hornbeam (7" caliper max.)	(1)
	<b>SHRUBS, GRASSES, PERENNIALS &amp; GROUNDCOVER</b>	
	Gaultheria anther (Sail)	(12)
	Styracaria (Japanese Blue seed grass)	
	1 per 12 inches on center, triangular spacing for the ground cover planting	



MAIN STORMWATER PLANTER - NORTH LIGHTWELL



1 SCALE: 1/4" = 1'-0"



**A1.1** SCALE: 1/8" = 1'-0"

### PLANNING NOTES:

1. BUILDING IS ZERO LOT LINE. SEE SHEET A2.1 FOR DIMENSIONS AT LIGHTWELLS
2. LOADING ZONE IS SHOWN ON BASEMENT LEVEL PLAN 46A2.1
3. TRASH AND RECYCLING AREA SHOWN ON BASEMENT PLAN 46A2.1
4. LONG TERM BICYCLE PARKING SHOWN ON BASEMENT PLAN 46A2.1
5. BUILDING ENTRIES SHOWN ON GROUND AND BASEMENT PLAN A2.1
6. SEE TITLE SHEET A2.1 FOR FAIR HEIGHT, WALL PLANE, WINDOW AREAS ETC
7. VICINITY PLAN SHOWS THREE BLOCK RADIUS ON SHEET A1.1

#### SITE PLAN ELEMENTS LEGEND

- 1 PROPERTY LINE
- 2 FACE OF BUILDING
- 3 PARAPET WALLS AT ZERO LOT LINE CONSTRUCTION
- 4 LINE OF WANDER ROOF
- 5 LINE OF PROJECTING WINDOW BAYS
- 6 BALCONIES
- 7 DECK AT GROUND LEVEL
- 8 ROOF PENTHOUSE
- 9 DOWNER IN HANDRAIL BY DOOR TO DECK
- 10 GROUND/MEZZANINE FLOOR FINISH
- 11 STORM/TERRACE PLANTER
- 12 NEW MOVABLE PLANTERS

NOTE:  
SEE 45/A2.1 BASEMENT  
LEVEL PLAN FOR RECESSED  
EXIT AND WATER  
TREATMENT PLANTER. SEE  
CIVIL FOR STORM WATER  
TREATMENT CALCULATIONS

NOTE:  
SEE BU-2 V. GROUND LEVEL  
PLAN FOR REVISION

**BARRY R SMITH, PC Architect**  
715 SW JACKSON STREET SUITE 909  
PORTLAND OR 97205 503.293.51261 [www.barryrsmith.com](http://www.barryrsmith.com)

PORTLAND OR

MARKET VIEW APARTMENTS  
MARKET VIEW LLC - MASTER DEVELOPMENT  
SITE & LANDSCAPE PLANS

SITE &amp; LANDSCAPE PLANS

1999 00 01

### A1.1

01/15/2013

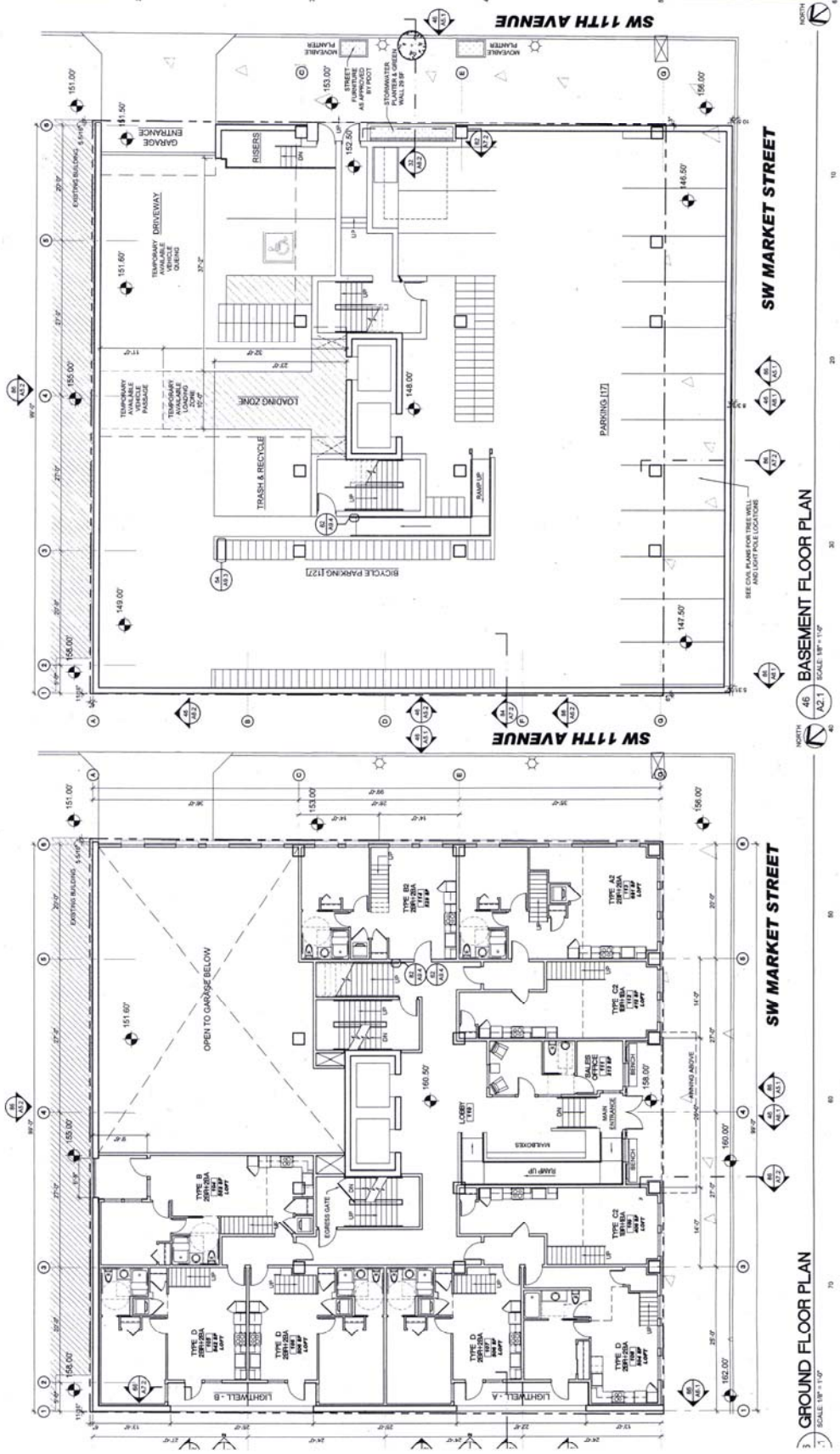




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**MARKET VIEW APARTMENTS**  
MARKET VIEW LLC - MASTER DEVELOPMENT  
PORTLAND OR

FLOOR PLANS  
MYA 00 02  
**A2.1**  
01/25/200



**3 GROUND FLOOR PLAN**  
SCALE 1/8" = 1'-0"

**46 BASEMENT FLOOR PLAN**  
SCALE 1/8" = 1'-0"

86 GREEN GRID TRAY DETAIL  
SCALE: N.T.S.  
A4.1







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**MARKET VIEW APARTMENTS**  
MARKET VIEW LLC - MASTER DEVELOPMENT  
PORTLAND, OR  
EXTERIOR & ENLARGED ELEVATIONS

NOV 05 05  
**A5.2**  
01/15/2023

