



City of Portland, Oregon
Bureau of Development Services
Land Use Services

FROM CONCEPT TO CONSTRUCTION

Charlie Hales, Mayor
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Date: May 31, 2013

From: Kara Fioravanti, Land Use Services
503-823-5892 / Kara.Fioravanti@portlandoregon.gov

REQUEST FOR RESPONSE

Case File: LU 13-148833 DZM – Conway Gorcey & Apartments
Pre App: EA #12-218319 PC, EA #12-156491 DA

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 Kara Fioravanti at 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201. You can also fax your comments to me at (503) 823-5630. 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.

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: June 20, 2013.** (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: July 8, 2013**
- **A public hearing before the Design Commission is tentatively scheduled for July 18, 2013 @ 1:30 pm**

Applicant: Alan Jones, Applicant
Holst Architecture
110 SE 8th Avenue
Portland, OR 97214

Owners: Con-Way Properties Inc
PO Box 4138
Portland, OR 97208-4138

Thomas Dichiara, Owner
CE John Properties 66 LLC
1701 SE Columbia River Dr
Vancouver, WA 98661

Site Address: 2170 NW RALEIGH ST

Legal Description: BLOCK 296 LOT 1-10, COUCHS ADD; BLOCK 296 LOT 11-18, COUCHS ADD

Tax Account No.: R180231250, R180231350

State ID No.: 1N1E28CD 02500, 1N1E28CD 02600

Quarter Section: 2927

Neighborhood: Northwest District, contact John Bradley at 503-313-7574.

Business District: Nob Hill, contact Mike Conklin at 503-226-6126.

District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Plan District: Northwest

Zoning: EXd – Central Employment with Design overlay

Case Type: DZM – Design Review with Modifications

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

Proposal:

Renovation of a 36,000 s.f. warehouse for retail use, plus construction of a new 129,151 s.f. 6-story mixed-use building with ground floor retail and apartments above. The new development will be separated from the renovated warehouse by a 60'-0" pedestrian accessway, as required by the Con-Way Master Plan. 64 (+3 ADA) surface and tuck-under vehicular parking spaces are proposed for the grocery and NW 21st retail portions of the proposal, with 76 (+3 ADA) vehicular parking spaces provided in a below-grade garage for the residential units. 6 (+1 ADA) vehicular parking spaces are proposed on site for the NW 22nd Avenue retail spaces. 126 long-term bicycle parking spaces are required with 88 currently shown in the underground garage.

Exterior materials include painted and board-formed concrete, wood siding and canopies, aluminum storefront systems, a green wall, Corten steel, and pavers at the warehouse. Exterior materials for the 6-story mixed-use building include white brick, charcoal brick, wood siding and storefront systems, steel storefront systems, aluminum storefront systems, fiberglass windows, Corten steel, concrete, and pavers.

Several modifications are requested to the following standards:

1. **Con-Way Master Plan Standard 6C Building Line Standard** to significantly reduce the amount of building line at NW 21st Street from the required 75%;
2. **Con-Way Master Plan Standard 8D Ground Floor Active Use** to shift the area affected by this standard to the east property line along NW Quimby and to allow a portion of the

common corridor to be considered Active Use;

3. **Con-Way Master Plan Standard 8D Ground Floor Active Use** to shift the area affected by this standard to the east property line along NW Raleigh and to include the area south of the corner plaza to be considered as part of the area counted toward Active Use;
4. **Con-Way Master Plan Standard 8E Private Entrances and Terraces Facing Pedestrian Accessways** to allow a raised deck area at the warehouse building to be constructed so that it projects 24'-1" into the pedestrian accessway for a distance of 39'-0", where a 10'-0" projection is allowed;
5. **33.140.230 Ground Floor Windows in the EX Zone** to reduce the total length of required ground floor windows along NW Quimby for the 180'-0" long warehouse building wall from the required 90'-0" (50%) to 64'-6" (35.8%);
6. **33.140.230 Ground Floor Windows in the EX Zone** to reduce the total length of required ground floor windows along NW Quimby for the 131'-9" long mixed-use building wall from the required 65'-10" (50%) to 46'-0" (34.9%);
7. **33.140.230 Ground Floor Windows in the EX Zone** to reduce the total length of required ground floor windows along NW Raleigh for the 105'-0" long mixed-use building wall from the required 52'-6" (50%) to 42'-0" (40%);
8. **33.266.130 [Parking] Development Standards for All Other Uses** to reduce the required 5'-0" of L2 landscape screening along the proposed parking on NW 22nd Avenue to 2'-6";
9. **33.266.130 [Parking] Development Standards for All Other Uses** to allow reverse motion for the proposed on-site loading space at the warehouse building; and
10. **33.266.130 [Parking] Development Standards for All Other Uses** to allow reverse motion for the proposed on-site loading space at the mixed-use building.

In addition, the applicant is proposing an additional loading space to be located in the right-of-way along NW Raleigh Street.

Approval Criteria:

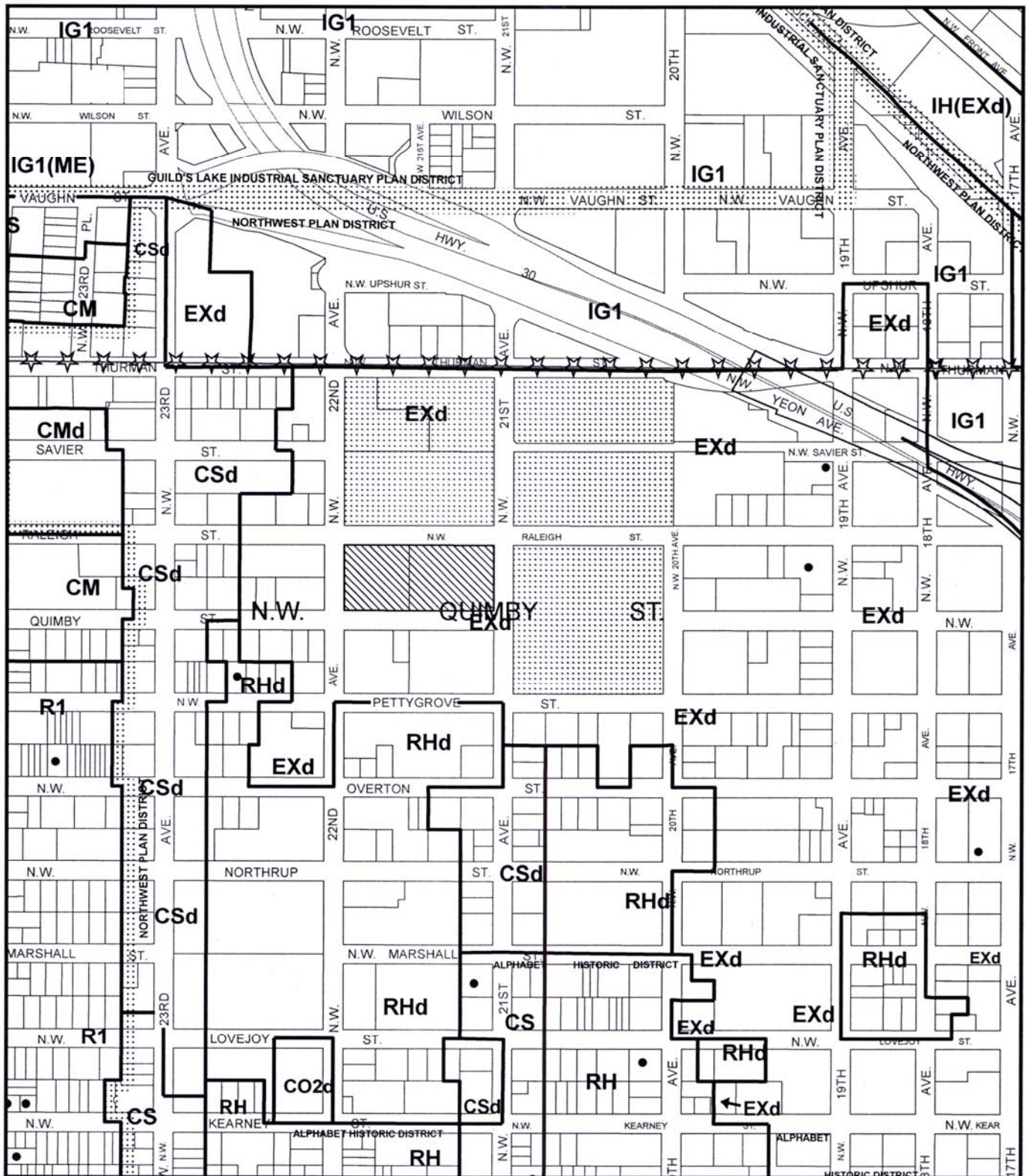
In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are:

- Community Design Guidelines
- Con-Way Master Plan

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 May 6, 2013 and determined to be complete on **May 24, 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, Rendering: Aerial, rendering: Looking West on NW Quimby Street, Rendering: Northeast Corner



ZONING



Site

Also Owned

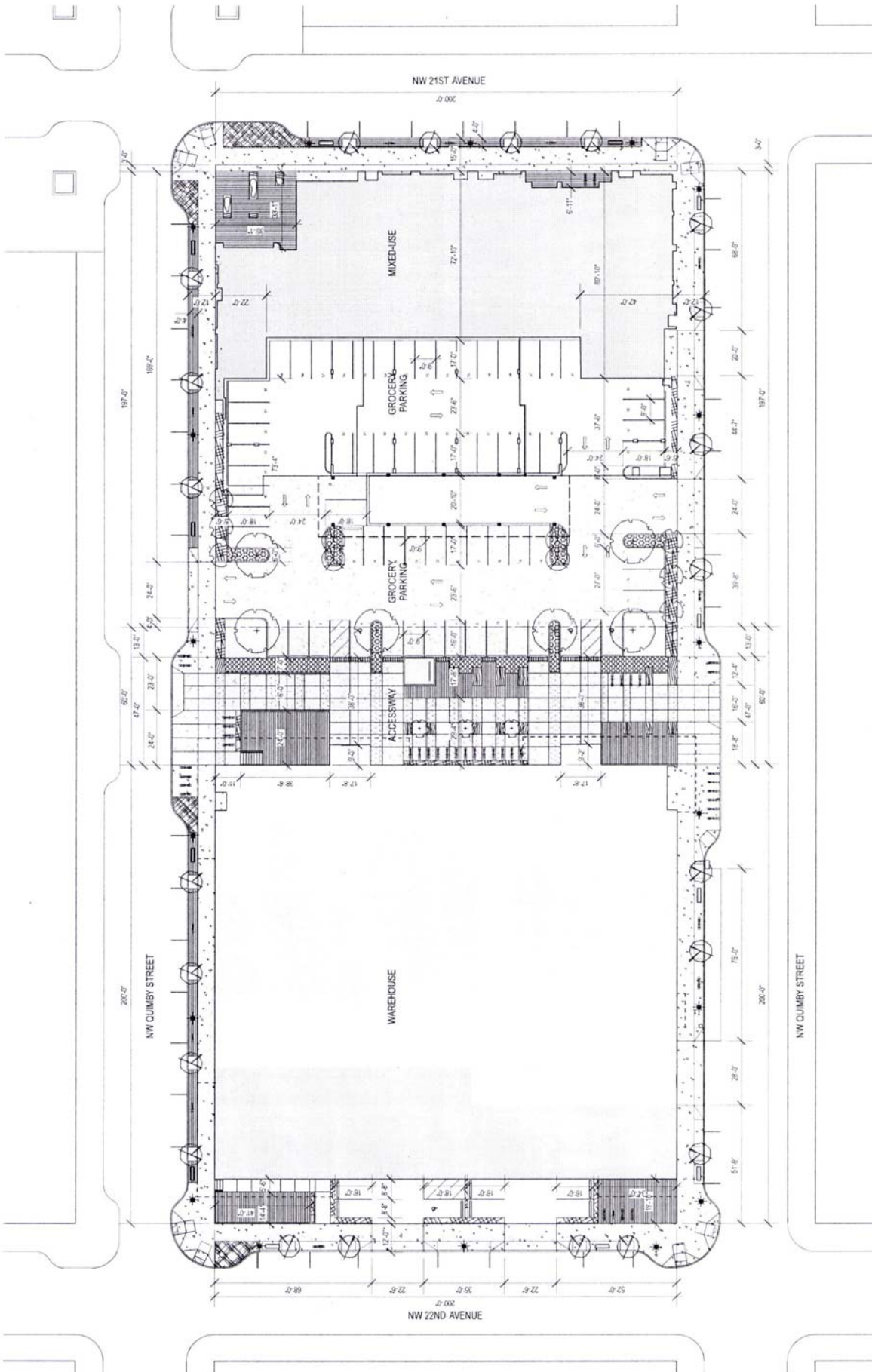


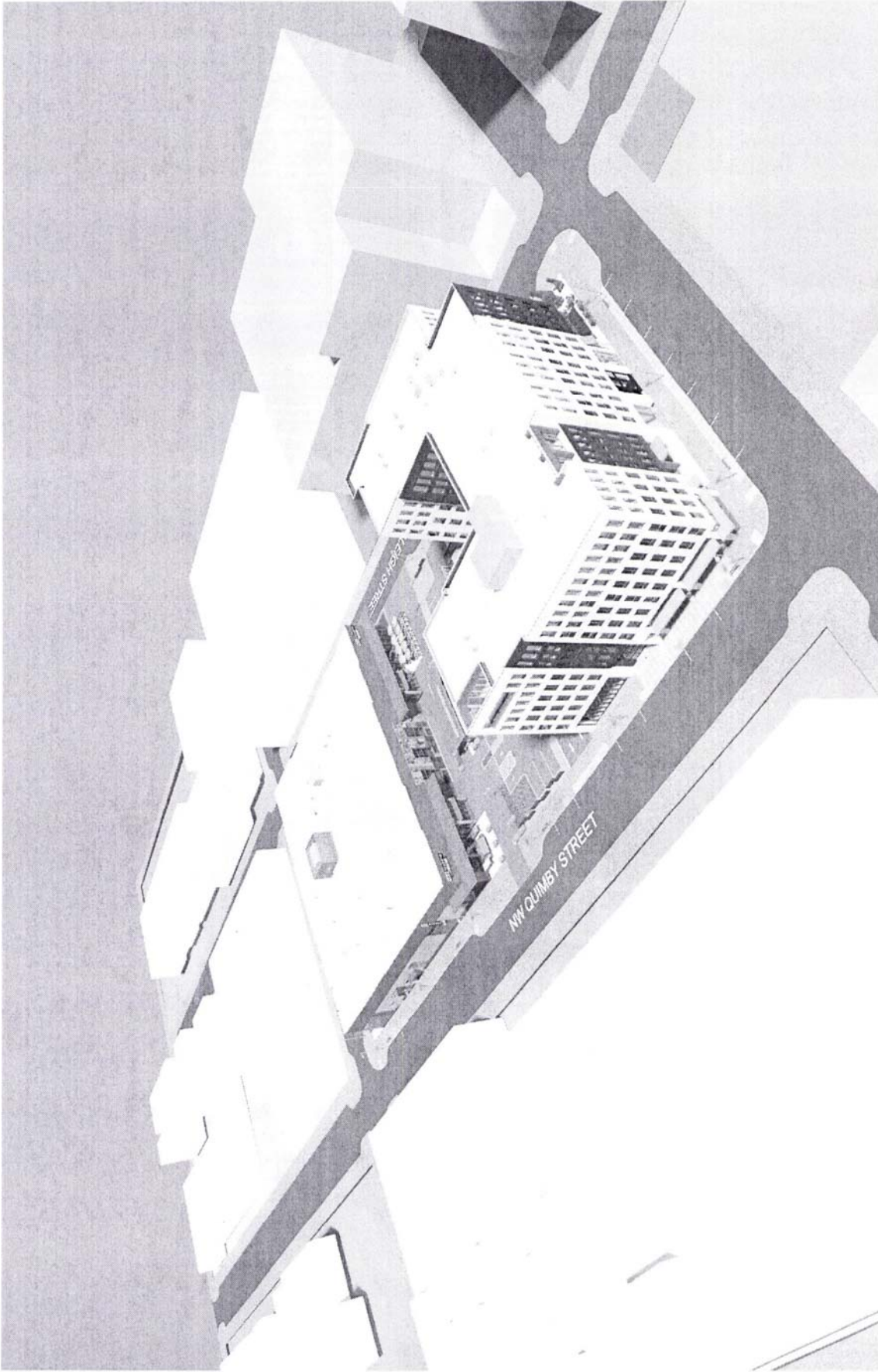
Historic Landmark

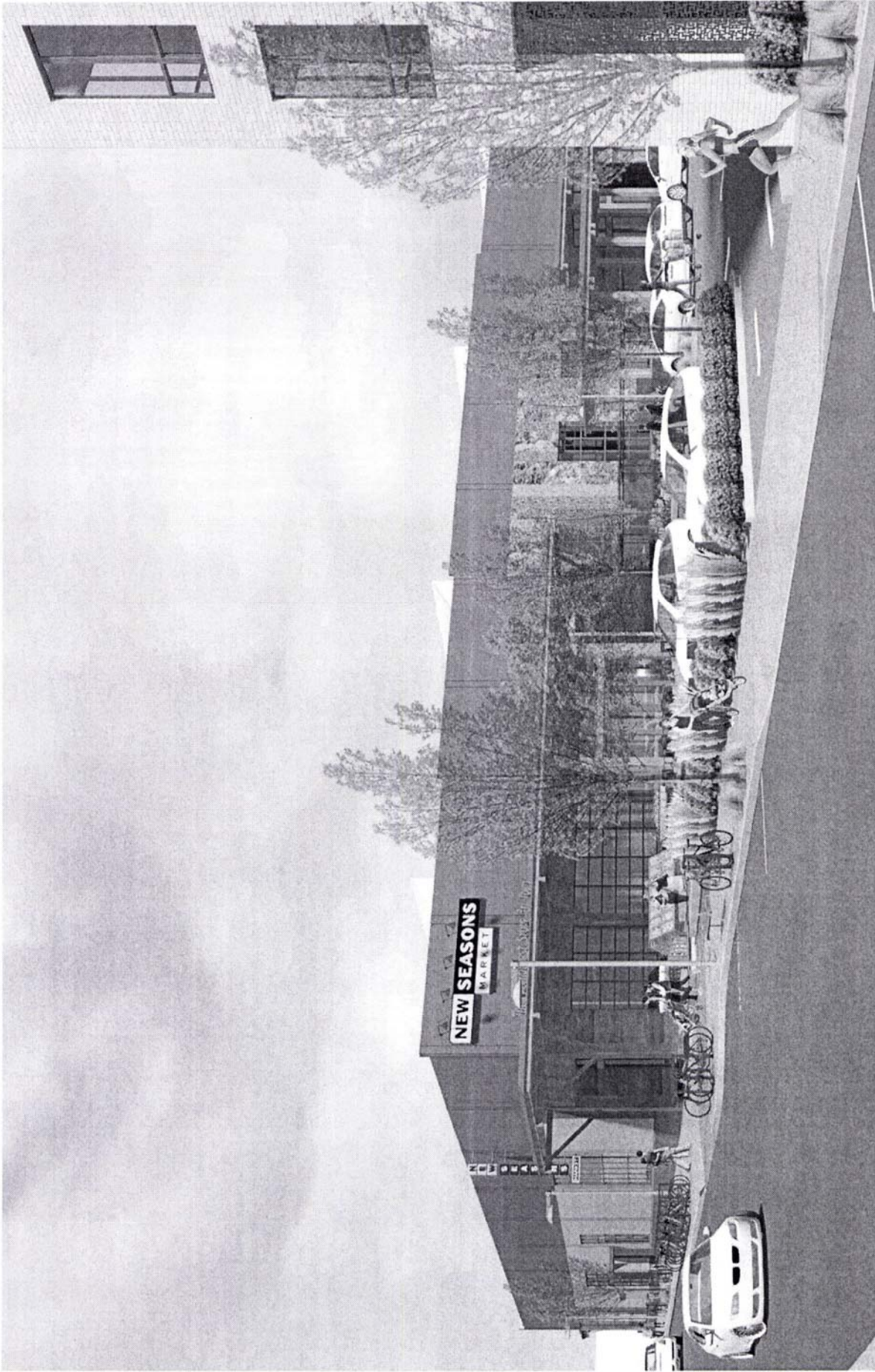


This site lies within the:
NORTHWEST PLAN DISTRICT

File No. LU 13-148833 DZ
1/4 Section 2827,2927
Scale 1 inch = 400 feet
State_Id 1N1E28CD 2600
Exhibit B (May 07,2013)







Block 296: Design Review - Host Architecture + GBD Architects for CE John Company LU 12-218319 Submitted May 28, 2013

C.15 Rendering, Looking West on NW Quimby Street

