



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

Amanda Fritz, Commissioner
Paul L. Scarlett, Director
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www.portlandoregon.gov/bds

Date: August 1, 2013

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

REQUEST FOR RESPONSE

Case File: LU 13-178392 DZM (Pearl Block 17)
Early Assistance: EA 12-217936 PC and 13-106862 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: August 21, 2012** (If I receive comments later, I may not have enough time to include them in the staff report).
- **We must publish our report by: August 26, 2013**
- **A public hearing before the Design Commission is scheduled for September 5, 2013 at 1:30PM**

Applicant: Tiffany Sweitzer, Block 17 LLC
1022 NW Marshall Street Suite 270 / Portland, OR 97209

Steve Yoon, Block 17 Holding, LLC
20 Sunnyside Avenue, Suite B / Mill Valley, CA 94941

Representative: John Meadows, BOORA Architects Inc.
720 SW Washington Street, Suite 800 / Portland, OR 97205

Site Address: Block bound by NW 11th, 12th, Overton, Pettygrove

Legal Description: LOT B, HOYT STREET YARDS NO 2; LOT 25, HOYT STREET YARDS NO 2; LOT 26, HOYT STREET YARDS NO 2; LOT 27, HOYT STREET YARDS NO 2

Tax Account No.: R405840750, R405841300, R405841350, R405841400

State ID No.: 1N1E34BB 2634, 1N1E34BB 2630, 1N1E34BB 2631, 1N1E34BB 2632

Quarter Section: 2928

Neighborhood: Pearl District, contact Patricia Gardner 503-243-2628.

Business District: Pearl District Business Association, contact Adele Nofield 503-223-0070.

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

Plan District: Central City - River District

Zoning: Exd, Central Employment with design overlay

Case Type: DZM, Design Review with Modification Requests

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 mixed-use building in the River District of the Central City Plan District. Housed in a high and a low-rise structure, Block 17 will supply 281 rental apartment units. 210 parking spaces are provided in a two level below grade parking structure. The five-story low rise building along NW 11th Ave incorporates 5 flex units, 58 residential units as well as a small retail and lobby at the ground level, oriented to NW Overton to the south. Toward the west of the site along NW 12th Ave, a 16-story tower at approximately 178 feet tall houses 3 flex spaces and 215 apartment units. Between the two buildings is a through-block courtyard, allowing the units maximum daylight potential and providing private and shared outdoor space for the residents.

The applicant seeks approval for 3 **Modifications** to required Zoning Code standards:

1. **Ground Floor Windows** 33.130.230. This standard requires windows into active areas of the building for at least 50% of the building's wall length and 25% of the building's ground level wall area. The proposed building does not meet this standard at NW 12th Avenue. The NW 12th Avenue ground level only includes windows for 32% of the building wall length.
2. **Loading Clearance** 33.266.310 D. This standard requires 2 loading stalls that are at least 18' long, 9' wide and 10' clear. The 2 spaces proposed are 18' long and 9' wide, but only 8'-4" clear.
3. **Size of Vehicle Spaces** 33.266. This standard requires 90-degree parking stalls to be at least 16' long and 8.5' wide. 56 of the 210 spaces proposed are 16' long, but only 7.5' wide.

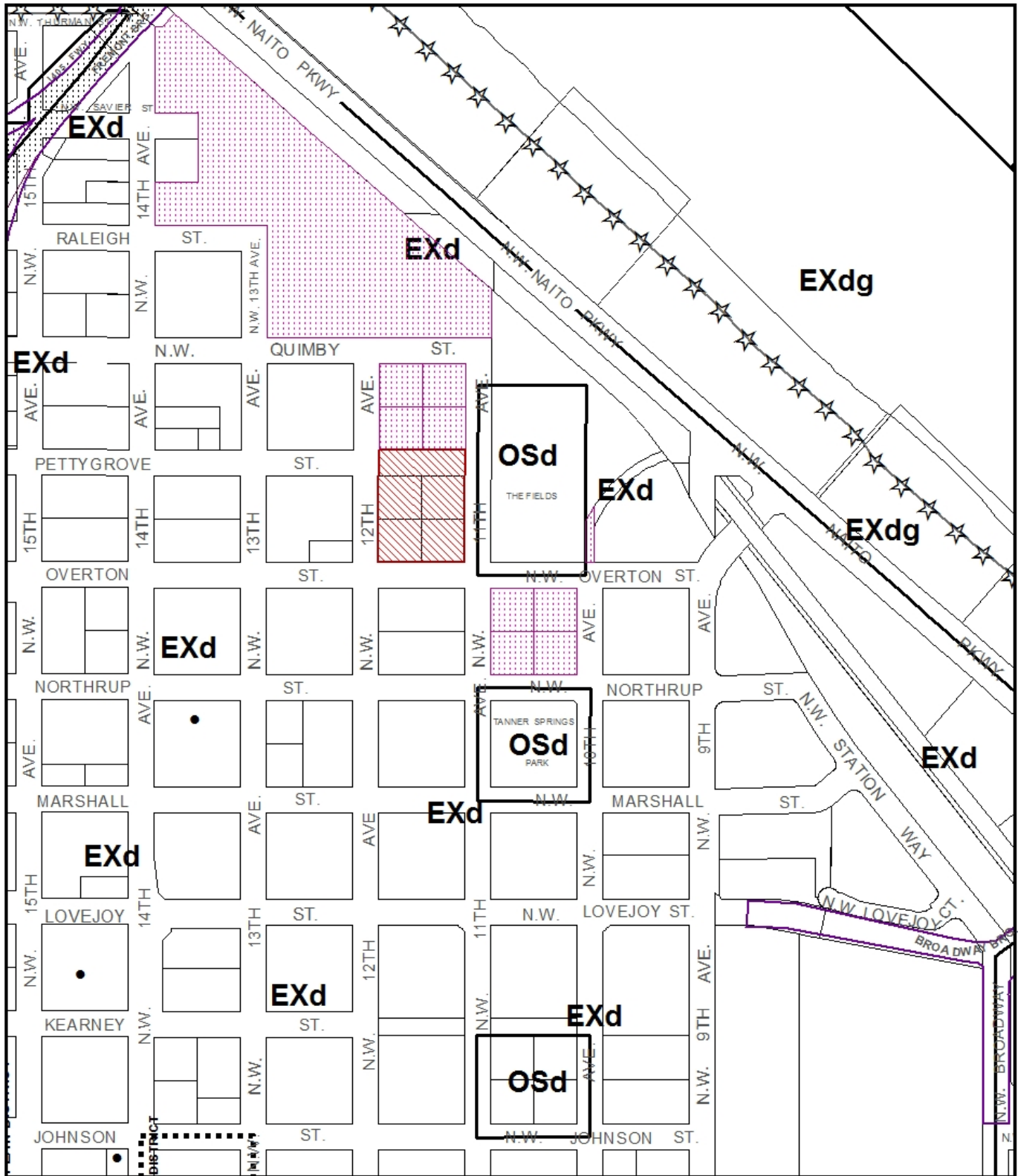
Approval Criteria:

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

- River District Design Guidelines
- Central City Fundamental Design Guidelines
- 33.825.040 Modifications

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 July 11, 2013 and determined to be complete on August 1, 2013.

Enclosures: Zoning Map, Site Plan, Elevations



ZONING



Site



Also Owned



Historic Landmark



This site lies within the:
CENTRAL CITY PLAN DISTRICT
RIVER DISTRICT
NORTH PEARL SUBAREA

File No. LU 13-178392 DZM

1/4 Section 2928

Scale 1 inch = 300 feet

State_Id 1N1E34BB 2632

Exhibit B (Jul 12, 2013)

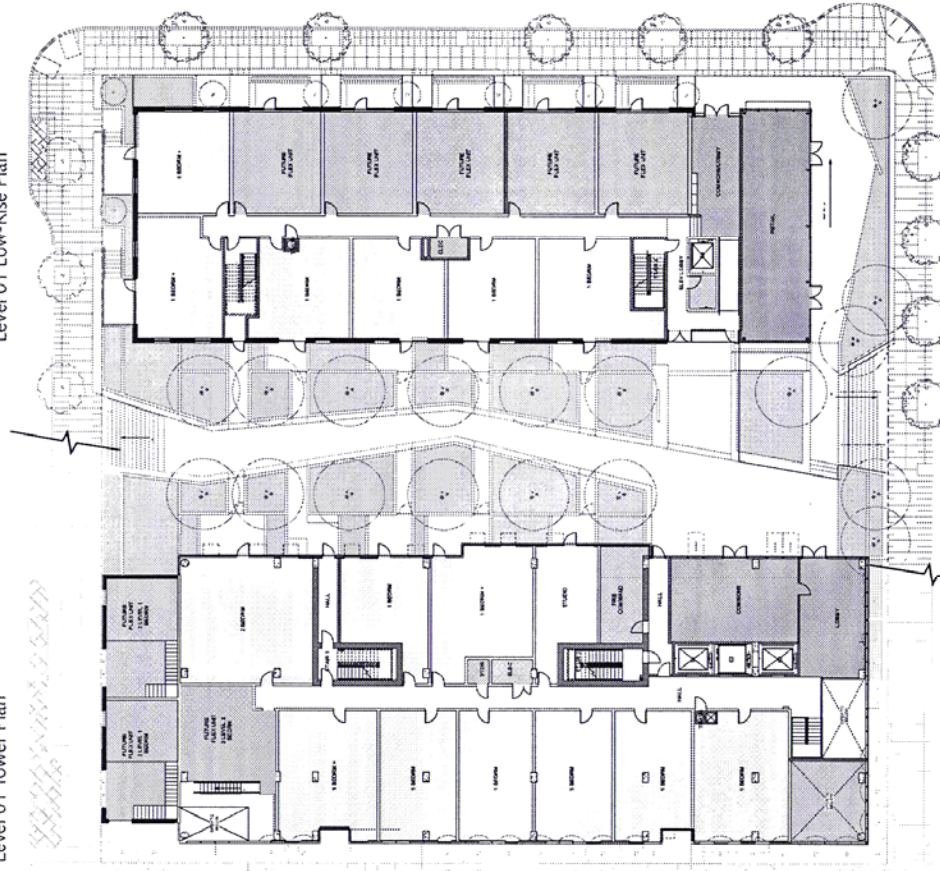
BLOCK 17 DRAFT
boora

Level 01 Tower Plan

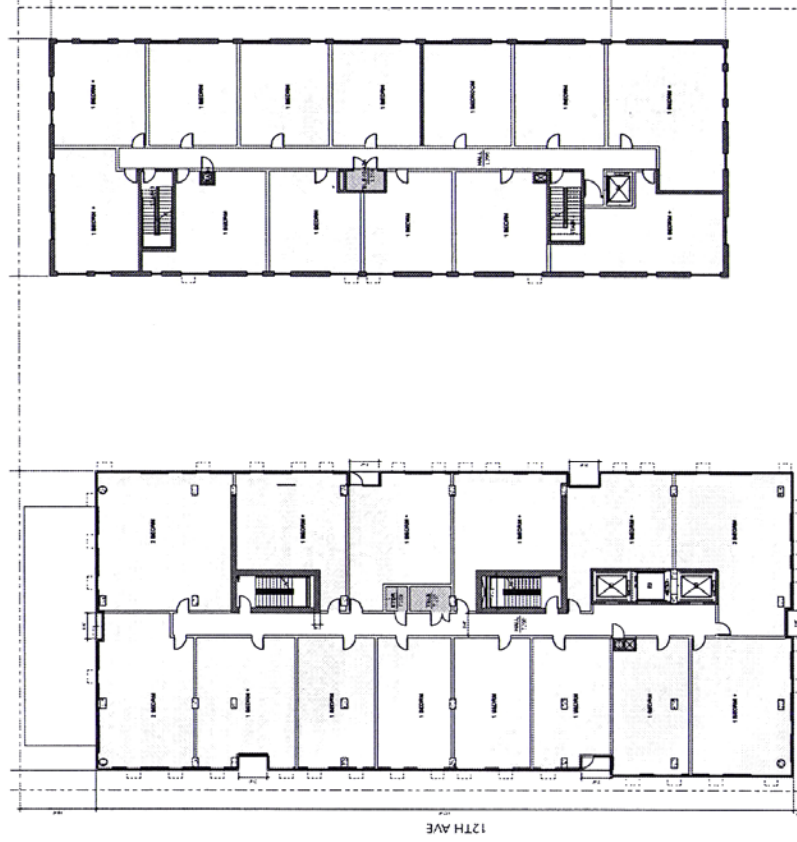
Level 01 Low-Rise Plan

Level 02 (Typ. Even Floor Through Level 14) Tower Plan

Level 02 Low-Rise Plan



PETTYGROVE STREET



OVERTON STREET

Scale: 1/32" = 1' 0"

FILE #
August 9, 2013

BLOCK 17 DRAFT
boora





North Elevation	Building Elevations
	

exhibit C.30