



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

FROM CONCEPT TO CONSTRUCTION

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Date: October 18, 2013

From: Mark Walhood, City Planner  
503-823-7806 / [mark.walhood@portlandoregon.gov](mailto:mark.walhood@portlandoregon.gov)

## **REQUEST FOR RESPONSE**

**Case File: LU 13-189059 DZM – Abigail Apartments**  
**Pre App: PC # 12-180268**

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 Mark Walhood 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: Wednesday November 6, 2013** (If we receive comments after this date, there may not be enough time to include them in the staff report).
- **We must publish our report by: Friday November 8, 2013**
- **A public hearing before the Design Commission is tentatively scheduled for Thursday November 21, 2013 @ 1:30 p.m.**

**Applicant:** Isaac Johnson (503) 977-5274  
Ankrom Moison Associated Architects  
6720 SW Macadam Ave.  
Portland, OR 97219

**Purchaser/Operator:** Nicole Peterson (503) 459-3088  
Bridge Housing Corporation  
925 NW 19th, Studio B  
Portland, OR 97209

**Property Owner:** Hoyt Street Properties LLC  
1022 NW Marshall St., #709  
Portland, OR 97209-2989

**Site Address:** Northeast Corner of NW 13<sup>th</sup> & Raleigh Streets

**Legal Description:** BLOCK 2 TL 708, WATSONS ADD  
**Tax Account No.:** R883800160  
**State ID No.:** 1N1E28DD 00708  
**Quarter Section:** 2828

**Neighborhood:** Pearl District, contact Patricia Gardner at 503-243-2628.  
**Business District:** Pearl District Business Association, contact Adele Nofield at 503-223-0070.  
**District Coalition:** Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

**Zoning:** **EXd** (Central Employment base zone with Design overlay zone), **Central City plan district/River District Subdistrict/North Pearl Subarea**

**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:** The applicant is proposing the development of a six-story apartment building on a block-sized portion of a larger site at the north end of the Pearl District. The site boundary includes a south edge in alignment with NW Raleigh Street, a west edge in alignment with NW 13<sup>th</sup> Avenue, and a northeast diagonal edge abutting the rail corridor between the property and NW Front Avenue. The proposal includes 143 apartments, ground floor lobby and tenant community room, and a small retail café. The building is arranged in with an east wing and west wing layout, with connection through an enclosed pedestrian bridge. The plan of the building creates a series of outdoor courtyards on the site south of the bridge, north of the bridge, and east of the angled east wing. The main entry lobby and corner retail/café space have doors oriented to NW 13<sup>th</sup> Avenue, with a secondary entry door at the bridge from the south courtyard, and three units having direct entries to the south in alignment with Raleigh Street. A basement parking level, with access from NW 13<sup>th</sup> Avenue near the northwest corner of the project, accommodates one loading stall, 81 cars and 258 long-term bike parking spaces.

The exterior design and materials of the buildings are similar, but differentiated in color and details between the east and west wings. The west wing has buff colored brick and inset earth-toned vertical metal panel materials, and the east wing has dark gray brick with light gray vertical metal panel materials. The connecting bridge element has metal composite panel skin and clear and colored window elements. Upper story windows are vinyl, with the exception of some fiberglass windows on the bridge, and ground floor windows are typically metal storefront systems on the west wing, and vinyl/residential windows on the east wing.

The applicant proposes to dedicate the full 60' public right-of-way of NW 13<sup>th</sup> Avenue to the City on the west edge of the site between NW Raleigh and Savier Streets. Improvements in this dedicated right-of-way would include a raised concrete dock along the entire frontage with stairs near the main lobby entry, and a ramp at the south end. The applicant proposes to construct a temporary 36'-wide asphalt roadway in NW 13<sup>th</sup> Avenue, without sidewalks on the west side of the roadway. In alignment with NW Raleigh Street on the south edge of the site, the applicant proposes a 26'-wide fire access and utility easement with a 6'-wide concrete sidewalk and curb, and a 20'-wide asphalt roadway with stormwater planter.

The Design overlay zoning and site location require the project to receive approval through a Type III Design Review process. Concurrently, the applicant has requested three Modifications through Design Review to several development standards. These include the following:

- Perpendicular parking stalls must be 8'-6" wide (33.266.130.F.2). Nine of the 81 parking spaces have structural columns that reduce the width of portions of a space near the column to a range of from 7'-8" to 8'-5";
- Bike parking stalls must be at least 2'-0" wide (33.266.220.C.3). 208 of the long-term bike parking spaces are provided in vertical racks that stagger and put individual bikes in a 'stall' that is only 1'-6" wide; and
- The required loading bay must be 35' long, 10' wide, and have 13' clearance. As proposed, the basement loading stall is only 21'-6" long, 9'-0" wide and with 8'-2" clearance.

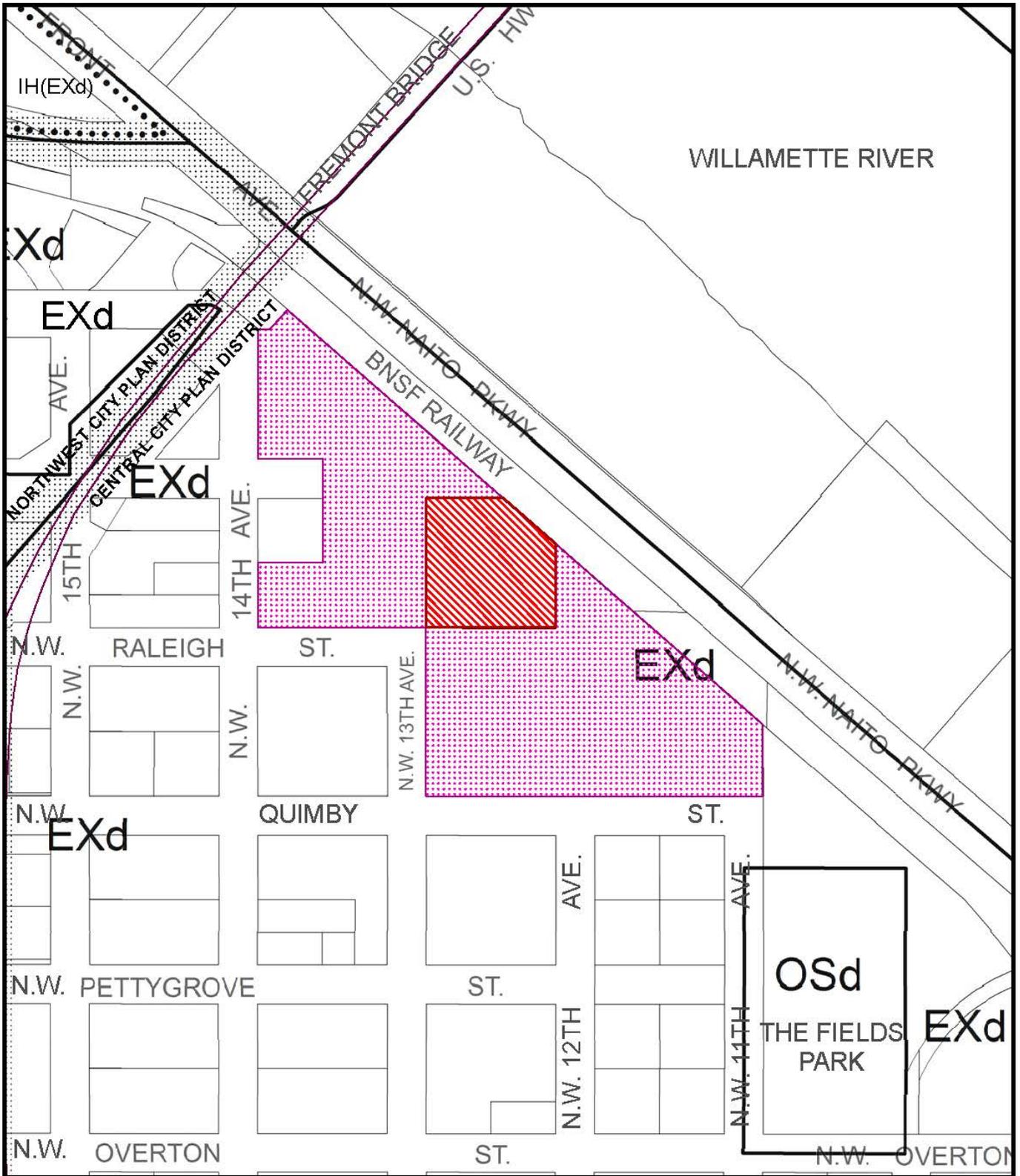
**Approval Criteria:** In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are:

- The *Central City Fundamental Design Guidelines*; and
- The *River District 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 August 6, 2013 and determined to be complete on October 4, 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, Basement Plan, West Elevation, South Elevation



# ZONING

-  Site
-  Also Owned
-  Historic Landmark

This site lies within the:  
**CENTRAL CITY PLAN DISTRICT**  
**RIVER SUB DISTRICT**  
**NORTH PEARL SUB AREA**



File No. LU 13-189059 DZM  
 1/4 Section 2828  
 Scale 1 inch = 200 feet  
 State\_Id 1N1E28DD 708  
 Exhibit B (Aug 29, 2013)

UPDATED SITE PLAN  
INFORMATION



**Site Description**

The site will be plotted from within a larger parcel that is owned by Hoyt Street Properties. The boundary lines are based on the extension of NW 13th Avenue along the west edge, and the alignment with NW Raleigh Avenue along the south edge. The north and east boundary lines align with historic alignments of NW 12th Avenue and NW Sawyer Street, although these streets do not extend to this site. The site also borders the railway, which bisects the northeast corner of the site.

SITE AREA - 39,909 sq ft

ZONING - EXD - Central Employment with Design Overlay, Map 2828

FAR - 4.1 (base). With residential bonus option of FAR 2.1 add 73,400 sq ft, resulting in available FAR of 6.1.

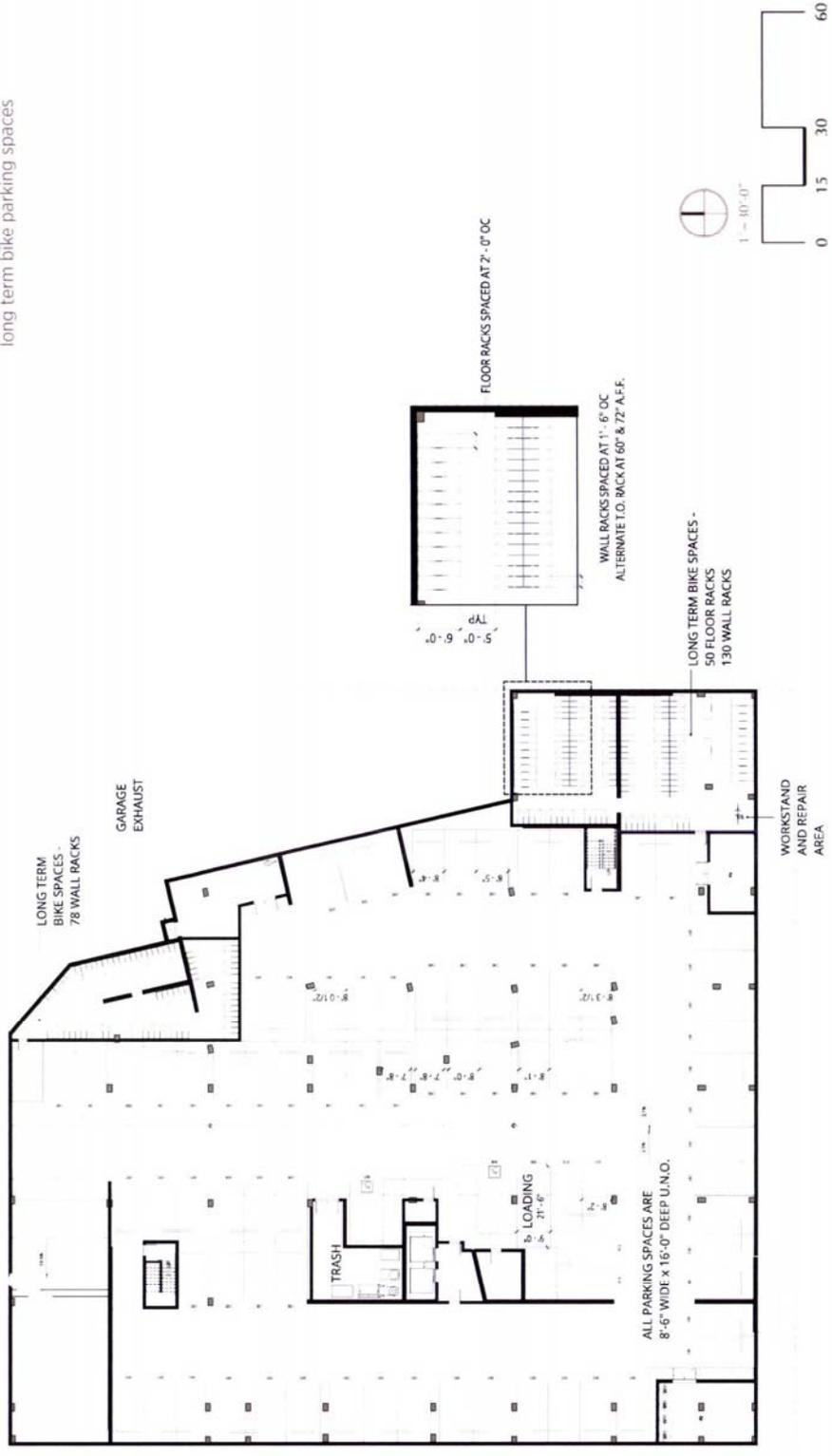
HEIGHT - Table 140-3 EX zone maximum height of 65' is superseded by CCPD and section 33.510.205. Map 510-3 (1 of 3) indicates the Maximum Building Height is 100 ft. Per 33.510.205.H, the site is available for the North Pearl Height Opportunity Area, allowing either 175' or unlimited height.

## C.25 Basement Plan

THE ABIGAIL/ PORTLAND, OR

UPDATED BICYCLE PARKING AND CAR PARKING INFORMATION

Below grade parking garage with access ramp along 13th Avenue provides 82 car parking stalls, 1 loading space, and 258 long term bike parking spaces



Typical Wall Rack



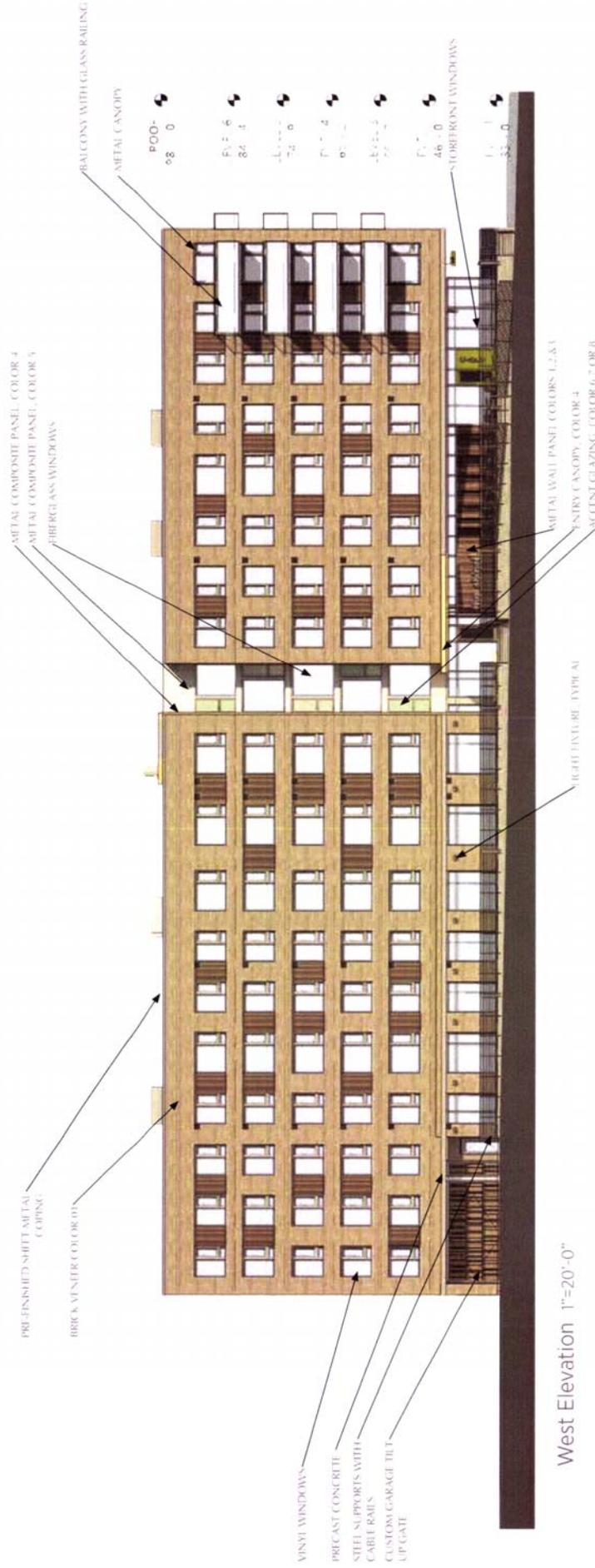
Typical Floor Rack

BRIDGE HOUSING  
ANKROM MOISAN ARCHITECTS, INC.

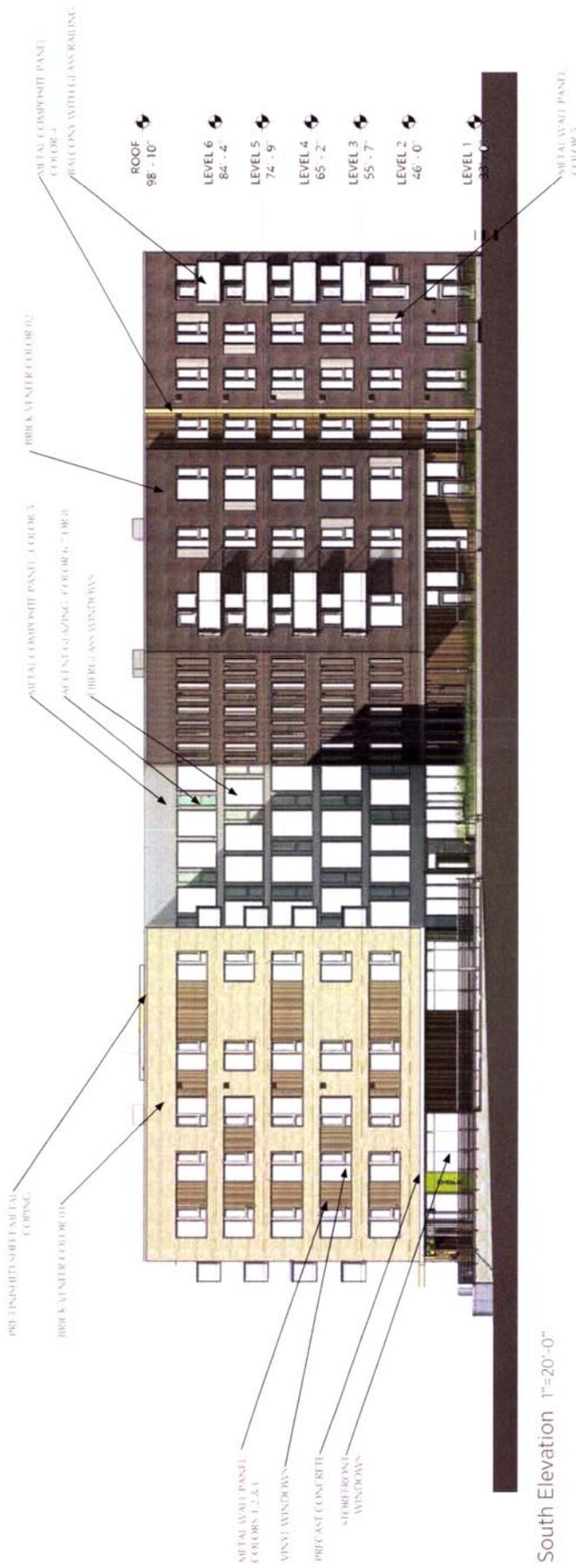
DESIGN REVIEW EXHIBITS  
9.30.2013



UPDATED ELEVATOR OVERRUN,  
EXHAUST VENTS AND LIGHTING



UPDATED ELEVATOR OVERRUN,  
EXHAUST VENTS AND LIGHTING



South Elevation 1"=20'-0"