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: December 24, 2013

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

REQUEST FOR RESPONSE

Case File: **LU 13-233011 DZM**
The Overton Apartments
Pre App: **PC # 13-212985**

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: January 22, 2014 – 30 days after the date of this RFR** (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: January 27, 2014**
- **A public hearing before the Design Commission is tentatively scheduled for February 6, 2014 at 1:30PM**

Applicant:	Julie Currier, Unico Properties 1215 Fourth Avenue / Suite 600 Seattle, WA 98161
Representative:	Bertha Martinez, ZGF Architects 925 Fouth Avenue / Suite 2400 Seattle, WA 98104 Peter Van Der Meulen, ZGF Architects 1223 SW Washington Street / Suite 200 Portland, OR 97205
Site Address:	1301 NW 12TH AVENUE and 1333 NW 12TH AVENUE (entire block bound by SW Overton, Pettygrove, 12th, 13th)
Legal Description:	BLOCK 227 LOT 1, COUCHS ADD; BLOCK 227 LOT 2-8, COUCHS ADD
Tax Account No.:	R180220470, R180220490
State ID No.:	1N1E33AA 01600, 1N1E33AA 01500
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 - North Pearl
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:
The applicant seeks Design Review approval for a new full-block mixed-use development. The proposed development is for a 26-story building with 285 residential units and a small corner retail space at NW Pettygrove and NW 13th. The building is approximately 250' tall and 306,000 square feet above grade.

The 2 and 3 story podium is primarily brick with live-work units facing NW 13th and townhomes facing NW 12th. The underground parking for 234 vehicles is accesses from NW 12th. The main through-lobby is accessed through a small courtyard space off NW Pettygrove and a large generous plaza space off NW Overton. Loading is accessed at-grade off NW 13th, and the NW 13th live-work units are accessed via an elevated dock within the typical sidewalk zone of the right-of-way. The roof of the private podium is primarily eco-roof and outdoor gathering spaces (dog run, play area, terrace, water feature).

The tower is centrally located on the block and rotated off the urban grid. It is a concrete, glass and metal structure atop the podium, but touches the ground at the south plaza lobby.

Modifications to Zoning Code Development Standards:
The following applicable development standards are not fully met by the proposal:

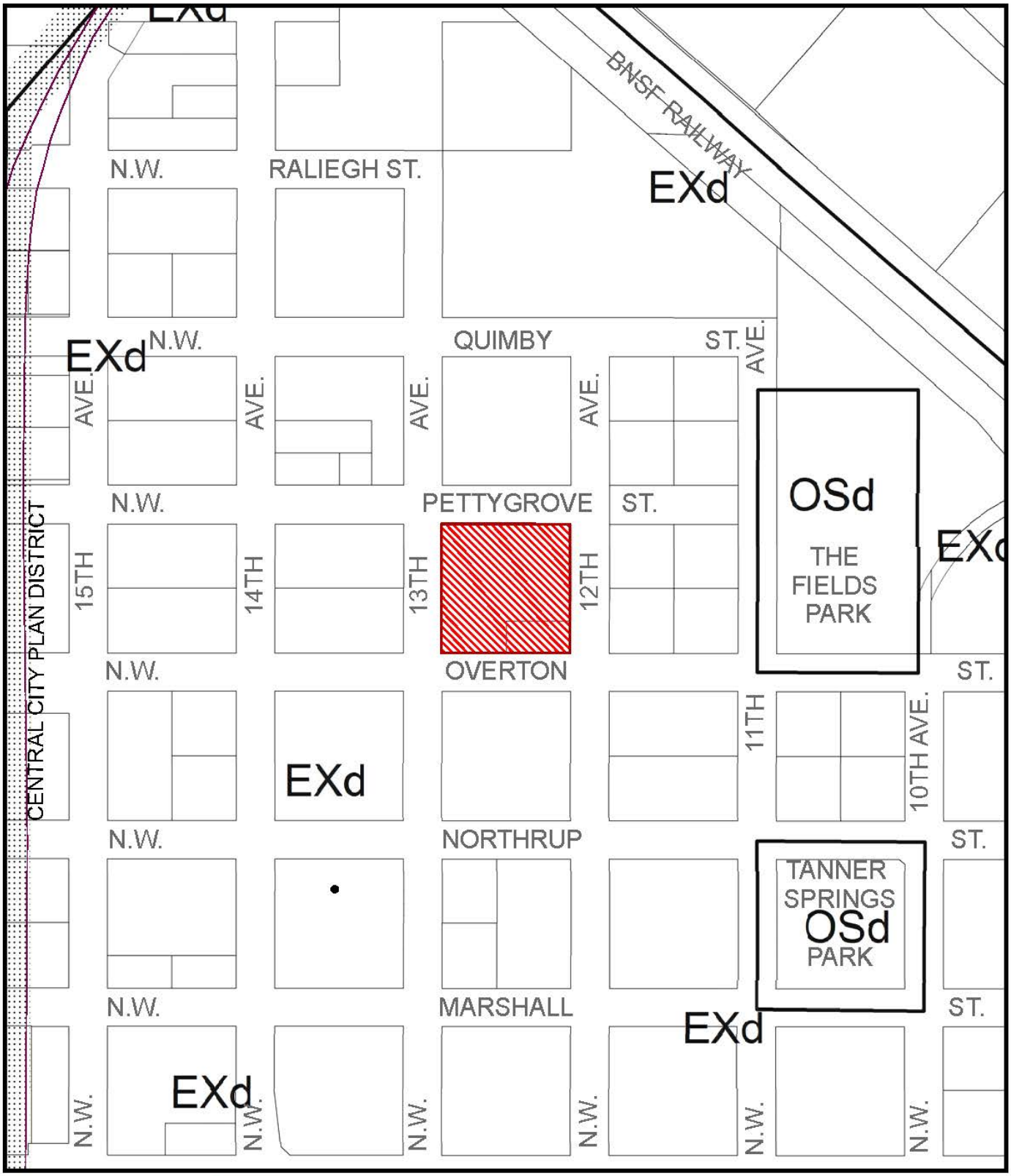
1. 33.266.220 C. establishes minimum bike parking dimensional standards. Required bike parking stalls must be at least 2' x 6'. The Modification request is to the required 2' minimum dimension. The proposed wall-hung vertical rack system used for 467 of the required 471 long-term bike parking spaces provides parking that is only spaced 18" on center, with a 6" inch stagger.

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:

- Central City Fundamental Design Guidelines
- River District 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 November 27, 2013 and determined to be complete on December 20, 2013.

Enclosures: Zoning Map, Site Plan, Elevations



ZONING

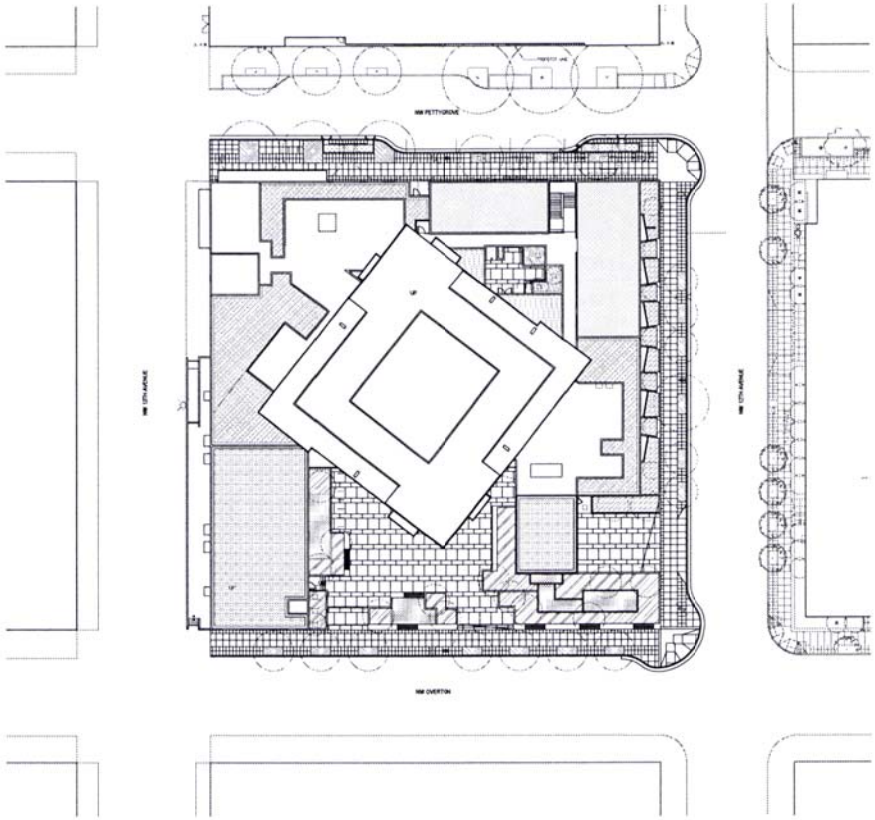
Site

Historic Landmark

NORTH

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

File No. LU 13-233011 DZM
1/4 Section 2928
Scale 1 inch = 200 feet
State_Id 1N1E33AA 1500
Exhibit B (Dec 03,2013)



1 / A1.01 SITE PLAN
1" = 20'-0"

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Revisions

OVERTON

1301 and 1333 NW 12th Ave
PORTLAND, OR 97209

Drawing Title

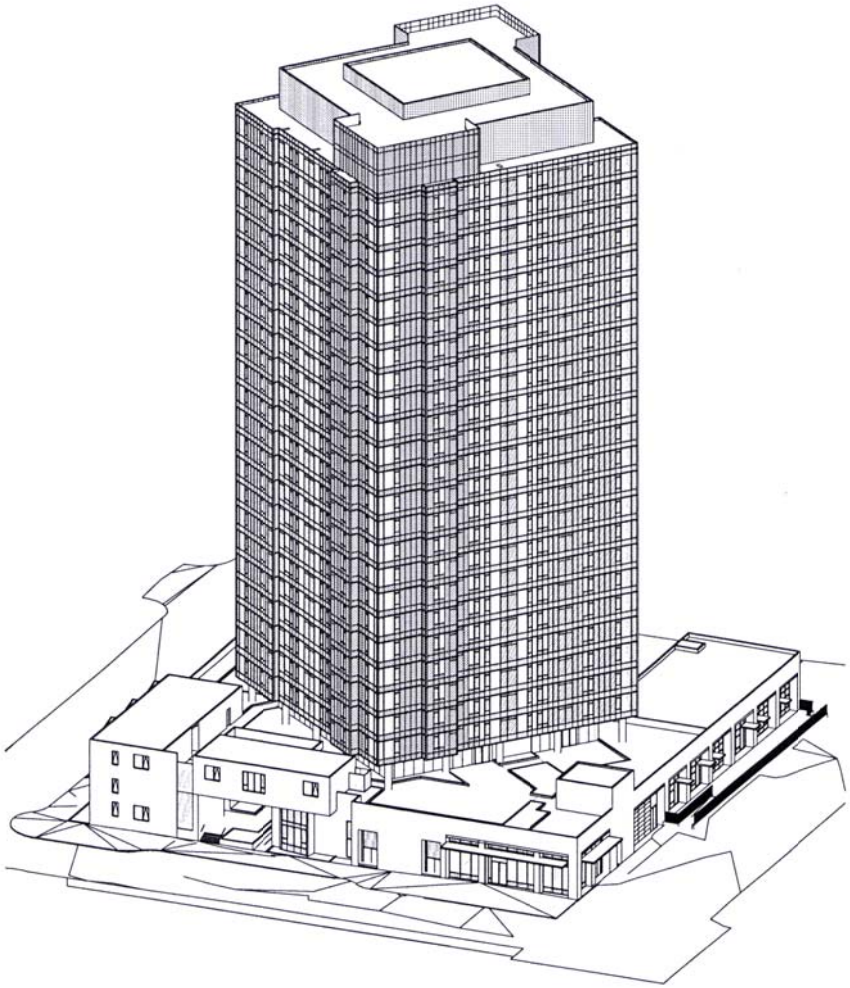
PLAN, SITE

Date:	NOVEMBER 8 2011
Job No:	2011.0.61
Drawn By:	Author
Checked By:	Checker

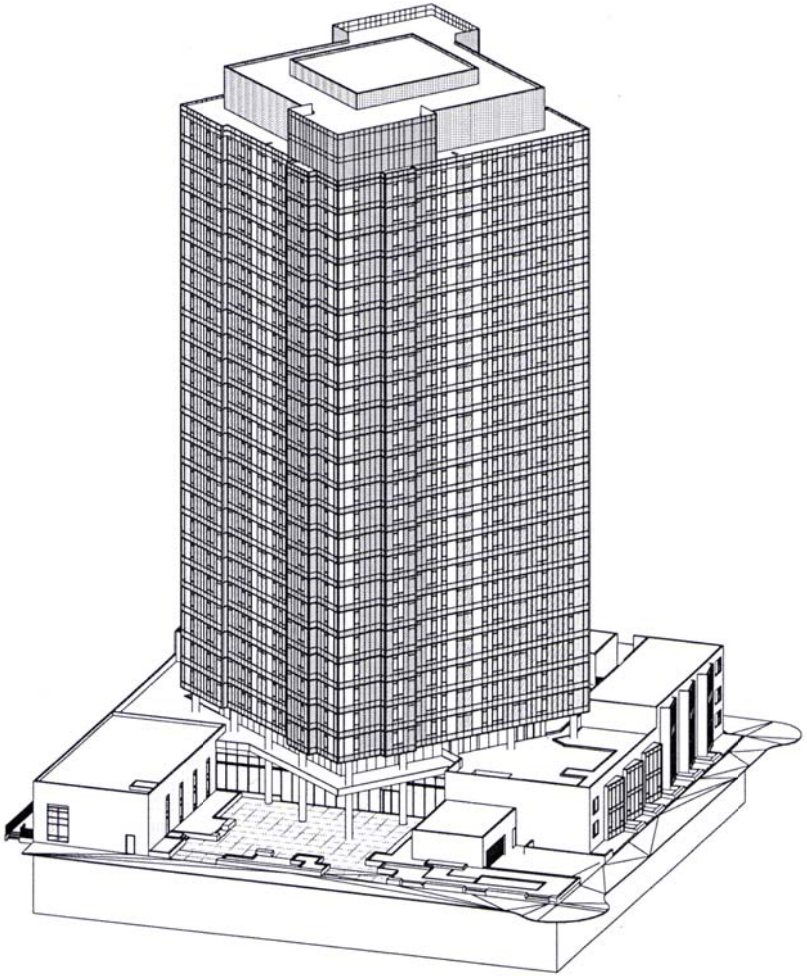
Drawing No.

A1.01

Schematic Design



1 / A0.05 3D - NW View



1 / A0.05 3D - SE View

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Residents

OVERTON

1301 and 1333 NW 12th Ave
PORTLAND, OR 97209

Drawing Title

3D VIEWS

Date	NOVEMBER 6 2015
Job No	22115.01
Drawn By	Author
Checked By	Checker

Drawing No.

A0.05

Schematic Design