



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

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Date: April 13, 2017

From: Puja Bhutani, Land Use Services  
503-823-7226 / [Puja.Bhutani@portlandoregon.gov](mailto:Puja.Bhutani@portlandoregon.gov)

## **REVISED REQUEST FOR RESPONSE**

**Case File: LU 16-251880 DZM**  
**Pre App: PC # 16-221061**

*The applicants have requested that the Design Commission Hearing scheduled for June 15<sup>th</sup> 2017 be postponed for this proposal. The new hearing date has been tentatively scheduled for October 19<sup>th</sup>, 2017. Staff will issue another request for response once more information is submitted.*

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 Puja Bhutani at 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201. You can also e-mail your comments to me at my e-mail address identified above. 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: *To Be Determined through a future RFR.***
- **A public hearing before the Design Commission is tentatively scheduled for *October 19, 2017***

**Applicant:** Leslie Cliffe, Applicant  
Bora Architects  
720 SW Washington Street, Ste. 800  
Portland, OR 97205

Adam Tyler, Owner  
Lovejoy Square LLC  
101 East 6<sup>th</sup> Street  
Vancouver, WA 98660

**Site Address:** 930 NW 14TH AVENUE

**Legal Description:** BLOCK 142 LOT 1&4 LOT 2&3 EXC W 20' TAKEN FOR 14TH ST, COUCHS ADD; BLOCK 142 LOT 5 LOT 6-8 EXC PT IN STS, COUCHS ADD

**Tax Account No.:** R180212340, R180212380  
**State ID No.:** 1N1E33AD 00400, 1N1E33AD 00300

**Quarter Section:** 2928

**Neighborhood:** Pearl District, contact [planning@pearldistrict.org](mailto:planning@pearldistrict.org).  
**Business District:** Pearl District Business Association, contact Carolyn Ciolkosz at 503-227-8519.  
**District Coalition:** Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

**Plan District:** Central City Plan District - River District Subdistrict  
**Zoning:** EXd, Central Employment Zone with a 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 subject site is bounded by NW Lovejoy Street, NW Kearney Street, NW 13th Avenue and NW 14th Avenue and is developed with two existing buildings which will be demolished. The existing buildings are currently anchored with Office Depot north half of the block as the primary tenant. The south half has a number of ground floor tenants with On Deck sports bar at the roof.

The applicant requests Design Review approval for a proposed 10-story, 148'-6" high, and 267,967 square-foot mixed-use building in the River Sub district of the Central City Plan District. The allowed base FAR for this site is 5:1 and the site qualifies for an additional FAR of 3:1 for a total FAR of 8:1. The additional FAR is being achieved through the bike locker room bonus (33.510.210.F) and transfer from sites with residential development (33.510.200.F). The maximum allowed base height for this site is 75 feet. (33.510.205). Additional height of 73-6" feet is achieved through a combination of general height bonus option (33.510.210.D) and bonus height option for housing. (33.510.210.E).

The proposed building envisages flexibility in use and the program includes retail, office, and residential uses. Two ten story towers frame a raised courtyard and are designed to be built phased or simultaneously. The proposal includes approximately 41,345 square feet of retail uses on the ground floor, 71,846 sf of offices uses on Levels 2-4, and 141, 756 sf of residential uses on Levels 5-10. The roof top mechanical enclosure includes an indoor and outdoor

amenity space for tenants at each tower. The primary building materials are glass reinforced fiber cement panel, bronze toned metal panels and glass.

Two levels of structured parking with 142 vehicular spaces and 2 loading dock spaces will be provided under the building that are for tenant use only. The garage entrance is proposed from NW 14<sup>th</sup> Avenue. The main lobby entry for the office uses is from NW Kearney Street and for the residential uses from NW 13<sup>th</sup> Avenue. A raised loading dock feature is provided along the NW 13<sup>th</sup> Avenue frontage.

The applicant also requests three Modifications to the zoning code development standards:

1. 33.140.210.B.2, Height. Allow mechanical equipment and screening and a stairwell to cover 24.5% of the roof area above the height limit instead of the standard 10% maximum. Also allow the cooling towers for each building to exceed the height limit by 150 feet.
2. 33.266.220. C.3, Bicycle Parking Standards – Standards for all bicycle parking – Bicycle racks. Allow long-term bicycle parking spaces to be wall mounted with a vertical stagger of 6 inches and spaces that are 1’-6” wide by 3’-6” long instead of the standard minimum size of 2’-0” wide by 6’-0”.
3. 33.266.310.D. Loading Standards- Size of Loading Spaces. Allow the required two Type A loading spaces to be one 20’ long x 9’ wide x 10’-6” high and the second is 23’ long x 9’ wide x 10’-6” high instead of the standard 35’ long, 10’ wide with a vertical clearance of 13’.

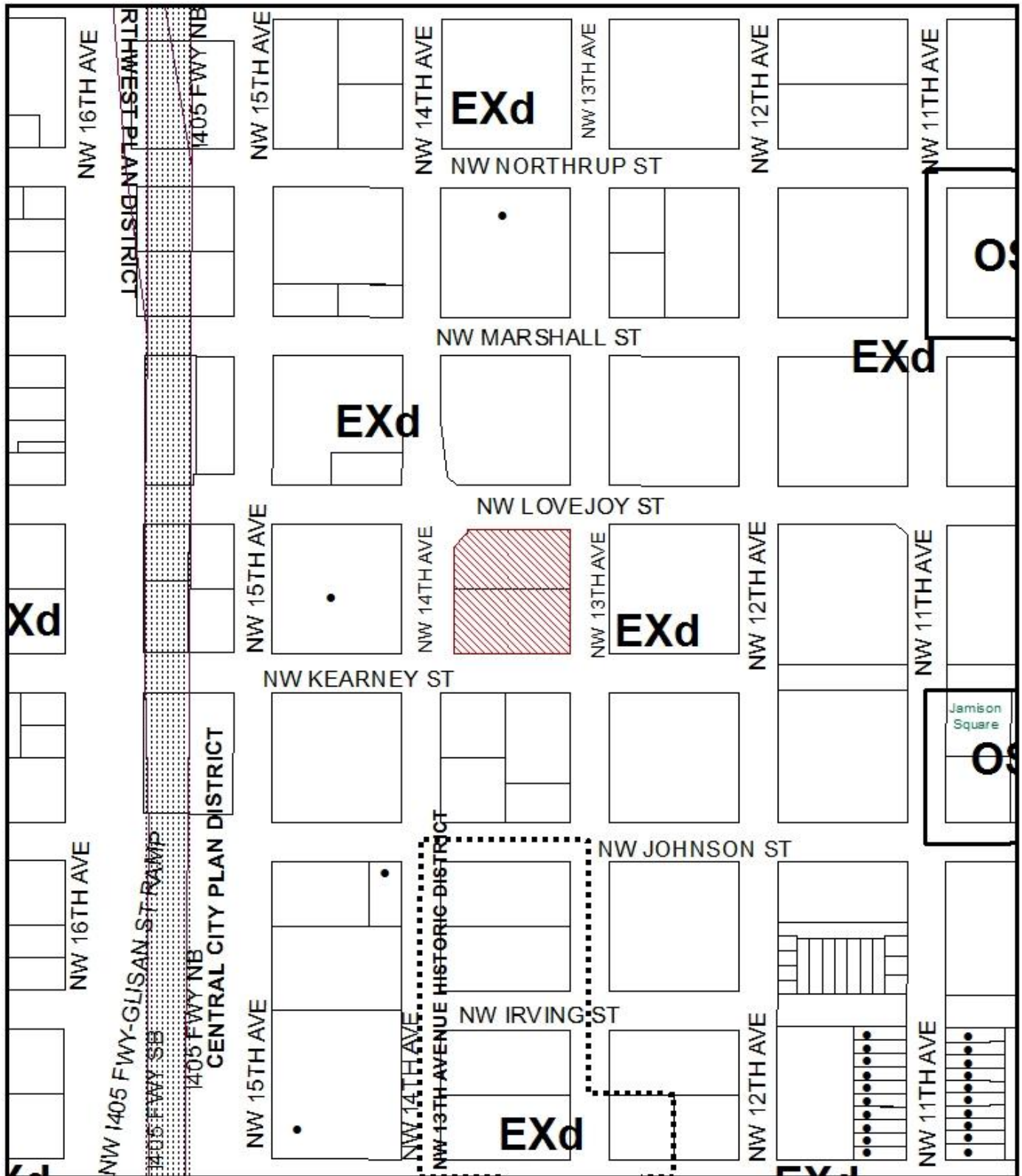
**Approval Criteria:**

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

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 October 3, 2016 and determined to be complete on March 29, 2017.

Enclosures: Zoning Map



# ZONING

-  Site
-  Historic Landmark

This site lies within the:  
 CENTRAL CITY PLAN DISTRICT  
 RIVER DISTRICT SUBDISTRICT



File No.	LU 16-251880 DZM
1/4 Section	2928
Scale	1 inch = 200 feet
State_Id	1N1E33AD 400
Exhibit	B (Oct 06, 2016)