



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

Ted Wheeler, Mayor
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www.portlandoregon.gov/bds

Date: May 31, 2107

From: Jeff Mitchem, Land Use Services
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REQUEST FOR RESPONSE

Case File: LU 17-104202 DZM AD
Pre App: PC # 16-236935

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 Jeffrey Mitchem 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: June 28, 2017** (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 10, 2017**
- **A public hearing before the Design Commission is tentatively scheduled for July 20, 2017, 1:30pm**

Applicant: Robert Thompson | TVA Architects, Inc
920 SW 6th Ave #1500
Portland, OR 97204

Owner: Andrew Paul | Paul Properties, LLC
1325 NW Johnson St.
Portland, OR 97209

Site Address: 1319 NW JOHNSON ST

Legal Description: BLOCK 137 LOT 1 S 10' OF LOT 4, COUCHS ADD
Tax Account No.: R180211850
State ID No.: 1N1E33AD 01500
Quarter Section: 2928
Neighborhood: Pearl District, contact 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 - River District
Zoning: EXd, Central Employment with a Design Overlay
Case Type: DZM AD, Design Review
Procedure: Type III, with a public hearing before the Design Commission. The decision of the Design Commission can be appealed to City Council.

Proposal:

Type III Design Review for a 7-story building with 58 apartment units, ground floor retail, and 5 short- and 89 long-term bike parking spaces. No on-site parking or loading is proposed. Design Review is necessary because the proposal is for new construction in a design overlay zone. Modification (1) to standards – 33.266.220.C3 Long Term Bicycle Parking: This standard requires that rack systems store bicycles at 24” spacing. The Applicant requests a Modification to provide 89 bicycle parking spaces in a wall rack system that stores bicycles 18” apart in a high and low rack, with the lowest rack allowing bikes to rest on the floor. Adjustment to standards (1) – 33.266.310 Loading Standards: This standard requires one Standard B loading stall (18’L x 9’W x 10’H). The Applicant requests an Adjustment to eliminate the requirement for one Type B on-site loading space.

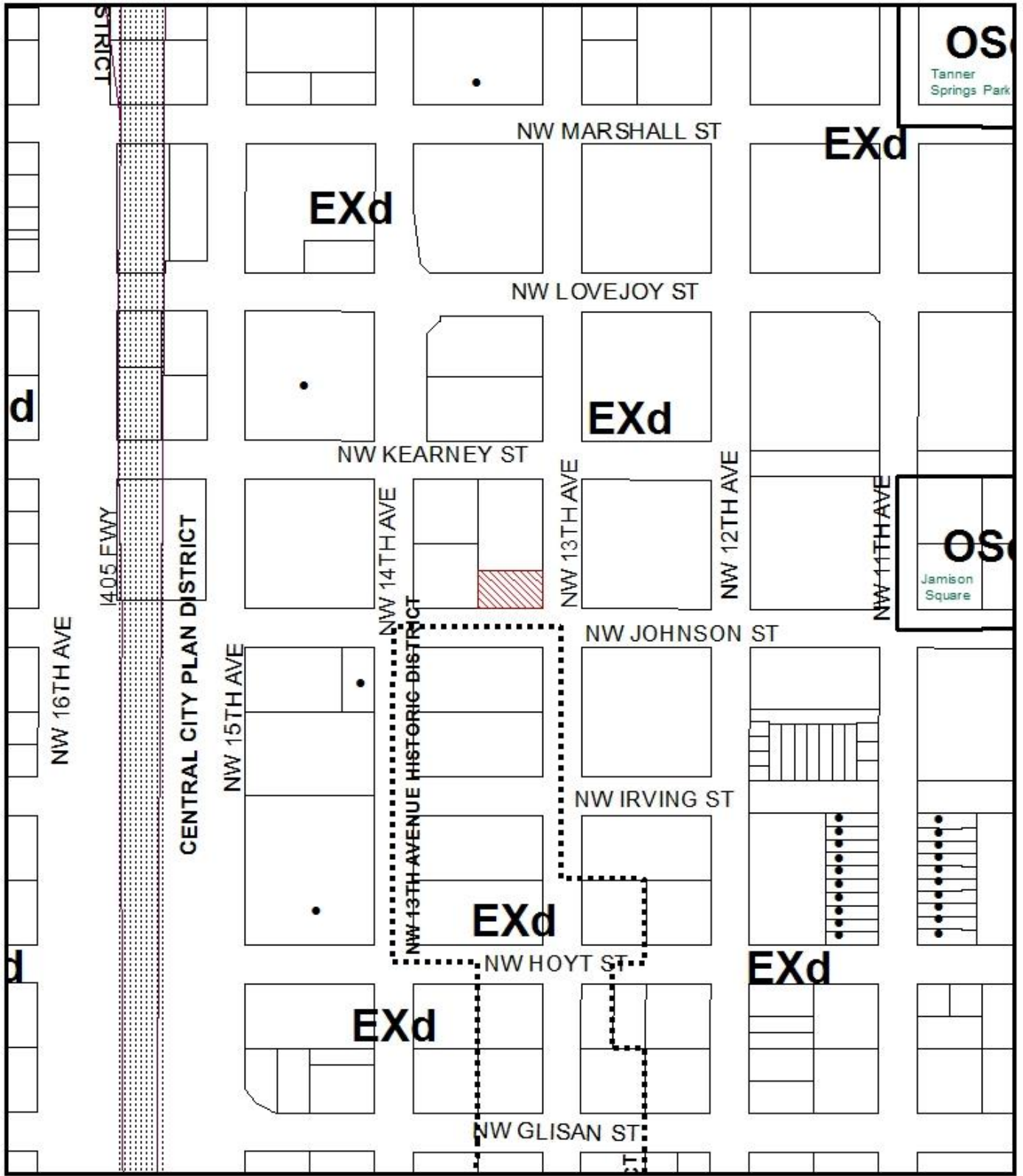
Approval Criteria:

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

- Adjustment Criteria (33.805.040)
- Modification Criteria (33.825.040)
- 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 January 10, 2017 and determined to be complete on May 26, 2017.

Enclosures: Zoning Map, Site Plan, Elevation



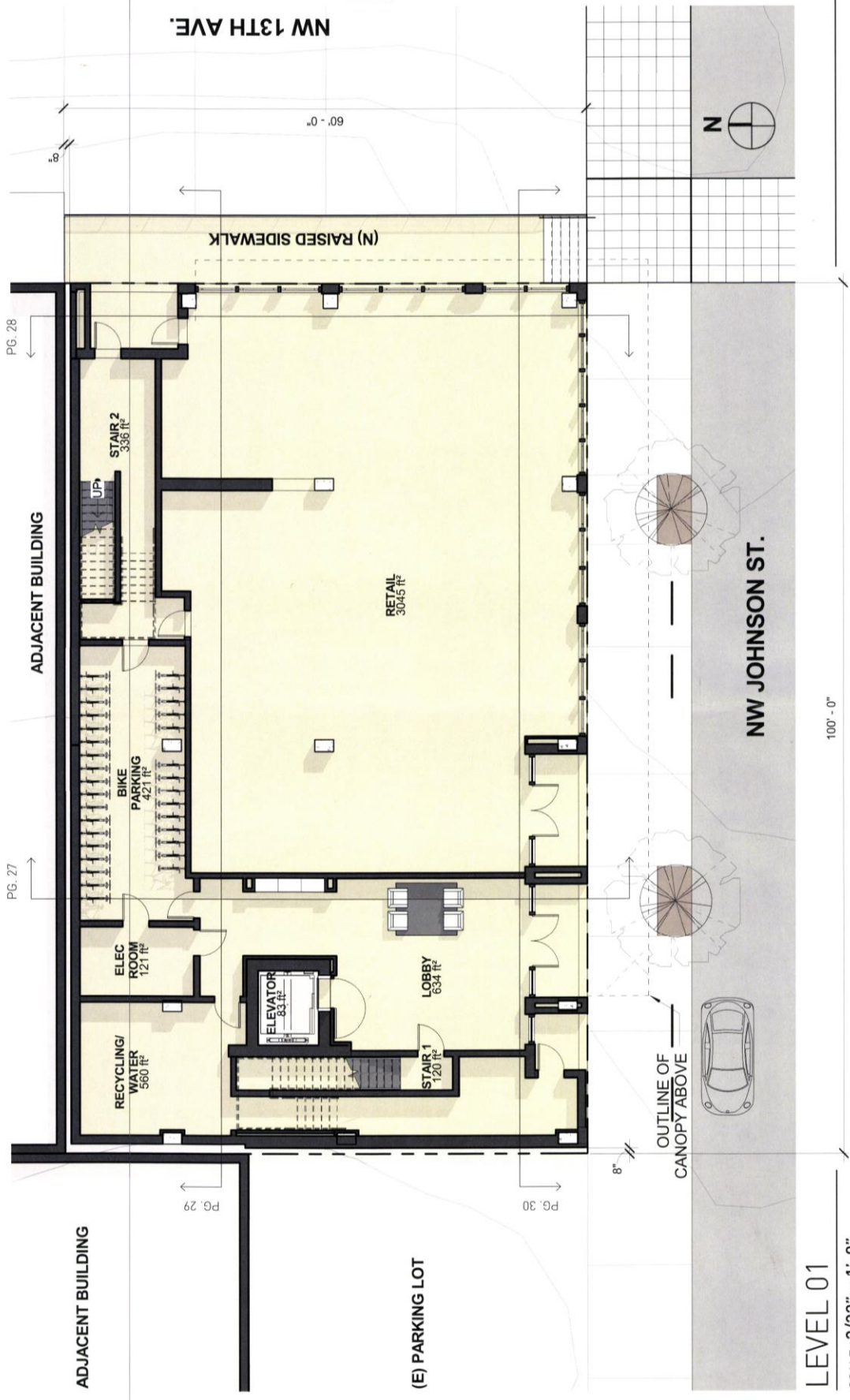
ZONING

-  Site
-  Historic Landmark

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



File No.	<u>LU 17-104202 DZM AD</u>
1/4 Section	<u>2928</u>
Scale	<u>1 inch = 200 feet</u>
State_Id	<u>1N1E33AD 1500</u>
Exhibit	<u>B (Jan 18, 2017)</u>



LEVEL 01

SCALE: 3/32" = 1'-0"

100' - 0"



NW JOHNSON ST.

NW 13TH AVE.

ADJACENT BUILDING

(E) PARKING LOT

ADJACENT BUILDING

PG. 28

PG. 27

PG. 29

PG. 30

OUTLINE OF CANOPY ABOVE

RETAIL
3045 ft²

STAIR 2
336 ft²

BIKE
PARKING
421 ft²

ELEC
ROOM
121 ft²

RECYCLING/
WATER
560 ft²

ELEVATOR
83 ft²

STAIR 1
120 ft²

LOBBY
634 ft²

(N) RAISED SIDEWALK

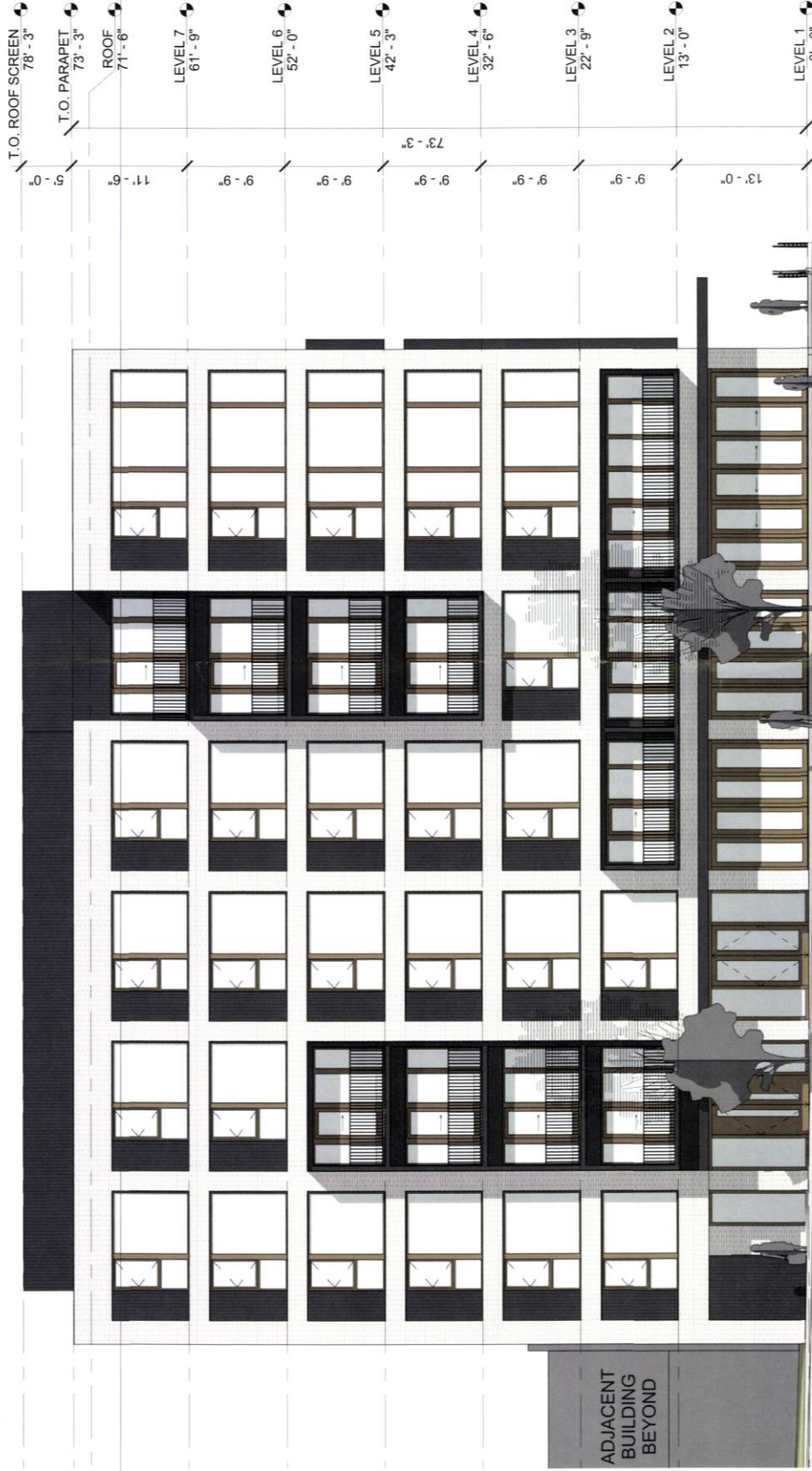
60' - 0"

8'

8'



BR - BRICK VENEER - DARK GREY
 SP - STEEL PLATE - DARK GREY
 RMP - RIBBED METAL PANEL - DARK GREY
 SMP - SMOOTH METAL PANEL - DARK GREY



ELEVATION SOUTH

SCALE: 3/32" = 1'-0"