



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

FROM CONCEPT TO CONSTRUCTION

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MEMORANDUM

Date: October 18, 2016
To: Portland Landmarks Commission
From: Benjamin Nielsen, Development Review, 503-823-7812
Re: EA 16-244700 DA – NW Flanders Housing
Design Advice Request Summary Memo – October 24, 2016

Attached is a drawing set for the Design Advice Request for a proposed new four-story residential building with at-grade and below-grade structured parking in the Alphabet Historic District and Northwest Plan District. The proposal includes 21 dwelling units on the upper levels with common amenity space on the ground level for use of residents and their guests. The project area is immediately to the east of a three-story mixed-use building housing Kitchen Kaboodle on the ground floor and 10 residential dwelling units above.

Development Team:

Architect: Edward Cronin, Works Progress Architecture
Owner: Joren Bass, Flanders PDX LLC
Project Valuation: "To Bid"

DAR Discussion Items:

1. Massing.
 - a. The proposed building is a very contemporary interpretation of historic multidwelling development in the Alphabet Historic District. The rounded bays combine the traditional bay window typology found on some multidwelling buildings within the district and the rounded bays and turrets found on some, large single-dwelling buildings in the district.
 - b. **How well does the proposed massing integrate** with its immediate neighborhood and the historic district as a whole? Do the proposed **rounded bay windows** work with the scale of the building and fit the historic pattern of multidwelling development (*Guidelines P1 – Plan Area Character, P2 – Historic and Conservation Districts, D7 – Blending into the Neighborhood, HAD 2 – Differentiate New from Old, & HAD 3 – Hierarchy of Compatibility*)?
2. Materials.
 - a. The proposed building is shown clad primarily with cedar shingles, with large amounts of storefront glazing at the ground floor. Metal panels sit adjacent to windows on the upper stories and clad enclosures on the roof.
 - b. The predominating materials used in multidwelling residential structures within the district include brick masonry and 3-coat field-applied stucco. Wood lap and wood shingle siding are used more-typically on single-dwelling and duplex/triplex residential structures.
 - c. Staff has relayed to the applicants that the use of brick may be a more historically-compatible choice for the primary cladding material. Is the **use of cedar shingle siding** on this building appropriate for this use in this district? Are the **contemporarily-styled storefront windows** on the ground floor compatible with the character of the district? Do the **metal panels** integrate well with the overall design and complement the character of the historic district (*Guidelines P1 – Plan Area*)

Character, P2 – Historic and Conservation Districts, D7 – Blending into the Neighborhood, D8 – Interest, Quality, and Composition, HAD 2 – Differentiate New from Old, & HAD 3 – Hierarchy of Compatibility)?

3. Ground Floor.

- a. The ground floor has active common amenity uses along a portion of the street frontage and the entire east side of the property. Parking predominates on the ground floor, though it is partially screened by a trash room with a display window case in front of it. The parking area is open on the south, west, and north sides of the building.
- b. Staff believes that, though NW Flanders St is a quieter, more-residential street within the district, the ground floor needs additional activation and enclosure along the street edge. Should the **open parking area along the street** be better screened with small active uses spaces? Should the exposed portions of the parking lot have **integrated screening elements**? Should there be a **gate or overhead door** at the street edge that can be closed overnight (*Guidelines E1 – Pedestrian Networks, E2 – Stopping Places, E3 – The Sidewalk Level of Buildings, D4 – Parking Areas and Garages, D5 – Crime Prevention, & D8 – Interest, Quality, and Composition*)?
- c. **Exposed concrete portals** define the entrance to the lobby and to the structured parking. Do these two design elements fit within the character of the historic district (*Guidelines P1 – Plan Area Character, P2 – Historic and Conservation Districts, D7 – Blending into the Neighborhood, D8 – Interest, Quality, and Composition, HAD 2 – Differentiate New from Old, & HAD 3 – Hierarchy of Compatibility*)?

Project Summary

- Zoning. CS – Storefront Commercial. Northwest Plan District. Alphabet Historic District.
- FAR. Maximum FAR = 3:1. Residential uses do not count towards maximum FAR in the CS zone.
- Height. Maximum height allowed = 45'-0". Height is currently proposed at 45'-0" to the top of the parapet. A railing, elevator overrun, stairwell, and mechanical equipment project above the height limit.
- Parking. Zoning code requires no parking for either use; however, a previous condition of approval requires one parking space for every residential dwelling unit on the subject site (including the adjoining Kitchen Kaboodle building).

Potential Modifications & Adjustments. Staff has identified the following potential Modifications & Adjustments:

1. **Modification #1 – Height (33.130.210.B.1)**

Required: Maximum height = 45'-0". Projections allowed. Chimneys, flag poles, satellite receiving dishes, and other similar items attached to a building, with a width, depth, or diameter of 5 feet or less may rise 10 feet above the height limit, or 5 feet above the highest point of the roof, whichever is greater. If they are greater than 5 feet in width, depth, or diameter, they are subject to the height limit.

Proposed: Railings do not fit into the exceptions cited above. Modify the height by at least 42" to accommodate the railing. Additionally, the applicants may increase the height of the ground floor at the request of the neighborhood.

Approval Criteria

The Design Review approval criteria for this site are the Central City Fundamental Design Guidelines and the Special Design Guidelines for the Design Zone of the Central Eastside District of the Central City Plan. The Modifications approval criteria are listed in Section 33.825.040 of the zoning code. The Adjustment approval criteria are listed in Section 33.805.040 of the zoning code.

Please contact me with any questions or concerns.

Attachments: Drawing Package dated October 7, 2016

Community Design Guidelines
(<https://www.portlandoregon.gov/bps/article/58822>)

Historic Alphabet District: Community Design Guidelines Addendum
(<https://www.portlandoregon.gov/bps/article/58828>)

Community Design Guidelines and Historic Alphabet District: Community Design
Guidelines Addendum Matrix

COMMUNITY DESIGN GUIDELINES and HISTORIC ALPHABET DISTRICT: COMMUNITY DESIGN GUIDELINES ADDENDUM
EA 16-244700 DA – NW Flanders Housing

GUIDELINE	MEETS	COULD DO BETTER	NON-STARTER
<p>P1. Community Plan Area Character. Enhance the sense of place and identity of community plan areas by incorporating site and building design features that respond to the area's unique characteristics and neighborhood traditions.</p>			
<p>P2. Historic and Conservation Districts. Enhance the identity of historic and conservation districts by incorporating site and building design features that reinforce the area's historic significance. Near historic and conservation districts, use such features to reinforce and complement the historic areas.</p>			
<p>P3. Gateways. Develop or strengthen the transitional role of gateways identified in adopted community and neighborhood plans.</p>	N/A		
<p>E1. The Pedestrian Network. Create an efficient, pleasant, and safe network of sidewalks and paths for pedestrians that links destination points and nearby residential areas while visually and physically buffering pedestrians from vehicle areas.</p>			
<p>E2. Stopping Places. New large-scale projects should provide comfortable places along pedestrian circulation routes where people may stop, visit, meet, and rest.</p>			
<p>E3. The Sidewalk Level of Buildings. Create a sense of enclosure and visual interest to buildings along sidewalks and pedestrian areas by incorporating small scale building design features, creating effective gathering places, and differentiating street level facades.</p>			
<p>E4. Corners that Build Active Intersections. Create intersections that are active, unified, and have a clear identity through careful scaling detail and location of buildings, outdoor areas, and entrances.</p>			

<p>E5. Light, Wind, and Rain. Enhance the comfort of pedestrians by locating and designing buildings and outdoor areas to control the adverse effects of sun, shadow, glare, reflection, wind, and rain.</p>			
<p>D1. Outdoor Areas. When sites are not fully built on, place buildings to create sizable, usable outdoor areas. Design these areas to be accessible, pleasant, and safe. Connect outdoor areas to the circulation system used by pedestrians.</p>			
<p>D2. Main Entrances. Make the main entrances to houses and buildings prominent, interesting, pedestrian accessible, and transit-oriented.</p>			
<p>D3. Landscape Features. Enhance site and building design through appropriate placement, scale, and variety of landscape features.</p>			
<p>D4. Parking Areas and Garages. Integrate parking in a manner that is attractive and complementary to the site and its surroundings. Locate parking in a manner that minimizes negative impacts on the community and its pedestrians. Design parking garage exteriors to visually respect and integrate with adjacent buildings and environment.</p>			
<p>D5. Crime Prevention. Use site design and building orientation to reduce the likelihood of crime through the design and placement of windows, entries, active ground level uses, and outdoor areas.</p>			
<p>D6. Architectural Integrity. Respect the original character of buildings when making modifications that affect the exterior. Make additions compatible in scale, color, details, material proportion, and character with the existing building.</p>	N/A		
<p>D7. Blending into the Neighborhood. Reduce the impact of new development on established neighborhoods by incorporating elements of nearby, quality buildings such as building details, massing, proportions, and materials.</p>			

<p>D8. Interest, Quality, and Composition. All parts of a building should be interesting to view, of long lasting quality, and designed to form a cohesive composition.</p>			
<p>Historic Alphabet District Guideline 1: Historic Changes. Most properties change over time; those changes that have acquired historic significance will be preserved.</p>			
<p>Historic Alphabet District Guideline 2: Differentiate New from Old. New additions, exterior alterations, or related new construction will retain historic materials that characterize a property to the extent practicable. Replacement materials should be reasonable facsimiles of the historic materials they replace. The design of new construction will be compatible with the historic qualities of the district as identified in the Historic Context Statement.*</p>			
<p>Historic Alphabet District Guideline 3: Hierarchy of Compatibility. Exterior alterations and additions will be designed to be compatible primarily with the original resource, secondarily with adjacent properties, and finally, if located within a historic or conservation district, with the rest of the District. Where practical, compatibility will be pursued on all three levels. New development will seek to incorporate design themes characteristic of similar buildings in the Historic Alphabet District.</p>			

* The Historic Context Statement may be found in the Historic Alphabet District: Community Design Guidelines Addendum on pages 11-32. (<https://www.portlandoregon.gov/bps/article/58828>).