



# Northwest District Association

January 25, 2017

**Portland Design Commission**

1900 SW 4<sup>th</sup> Avenue  
Portland, Oregon 97201

**RE: LU 16 266376 DZM - 1331 NW 17th Ave and Pettygrove**

Dear Commissioners:

The NWDA Planning Committee has reviewed the above referenced project, and offers the following comments on the Staff Report for the Commission's consideration:

**P1 Plan Area Character**

**D7 Blending into the Neighborhood**

**D8 Interest, Quality, and Composition**



**Differentiation of Facades** to reflect solar gain and daylight variations, would help to break down the scale of the building, especially on the 200' west and north facades, which have very different exposure characteristics.

**D2 Main Entrances**

**E3 The Sidewalk Level of Buildings.**

**E4 Corners that Build Active Intersections**



**Street Level Floor Height** is indicated as 11'-8" at the SW corner retail space, and is far too low. 16' to 18' would be more appropriate for a retail space in this scale of building.

*the NorthWest District Association is a 501(3)c tax-exempt organization*

2257 NW Raleigh St.

Portland Oregon 97210

503 823 4288

[northwestdistrictassociation.org](http://northwestdistrictassociation.org)

The following comments are not within the Community Design Guidelines framework and purview, but we believe are relevant to the consideration of the project:

#### **Interior Lot Line Glazing**



Residential units at the ends of the south and east wings are ~ 10' from the interior block lot lines, and have their primary window openings on those faces. The likelihood of those windows, and the other interior windows, facing the blind walls of an adjacent building in the eventual re-development of the SE quarter of the block has not been addressed in the conceptual design of the project.

#### **Pettygrove Green Street**

The extension of the green street west from 15<sup>th</sup> Ave, from the green street implemented east from NW 15<sup>th</sup> Ave to The Fields Park, needs to be defined and incorporated into this project.

Best Regards,  
Northwest District Association Planning Committee



Steve Pinger  
*member*