



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

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MEMORANDUM

Date: February 10, 2017
To: Portland Design Commission
From: Grace Jeffreys, Development Review
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Re: LU16-279595 DZM – 1825 NW 23rd
Return Design Review Hearing, February 2, 2017

I. PROPOSAL

Please find attached a **revised** drawing set for a new five-story, mixed-use building providing 64 apartment units, ground floor retail, structured parking for 22 vehicles and one standard B loading space in the Northwest Plan District. The shared loading and garage entry is accessed off of NW 23rd. Three existing buildings are proposed to be demolished, 2 of which are on the Historic Resource Inventory. Exterior materials include brick, stucco, and metal panel siding with aluminum storefront assemblies and metal canopies with wood soffits.

II. DEVELOPMENT TEAM BIO

Architects Dave Mojica | WORKS Progress Architecture Inc.
Owner/Developer Parker McNulty | Ent Ventures V, LLC
Project Valuation \$10,200,000

III. STAFF REPORT

The first Design Review (DZ) hearing held on February 2, 2017, and then continued to February 16, 2017. Since the February 2, 2017 hearing, the applicant has responded to the Design Commission's concerns as follows:

- Continuing to work towards finalizing BES approval prior to the next hearing;
- Better articulation of the inactive use area at the south end of the frontage;
- Provided additional information and details of the stucco assembly;
- Mitigated lighting from parking garage to the exterior on the west side of the building through raised sills; and
- Revised exterior cladding at level 1 to brick on East, South, and West sides.

Staff recommends Design Review and Modification **approval pending BES recommendation of approval**, which is expected by the time of the February 16, 2017 hearing. ***If BES cannot recommend full approval by February 16, 2017, then staff must recommend denial until all outstanding issues are addressed.***

Please call or email me with any questions. Thank you.

Attachments:

Drawing set, dated February 8, 2017

Staff report, dated February 10, 2017

Letter from Greg Theisen, NWDA, February 2, 2017, 3:29pm, noting NA approval would be strengthened if the dormers were set back a meaningful distance.