



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

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MEMORANDUM

Date: June 16, 2017
To: Portland Landmarks Commission
From: Mike Gushard - City Planner – Development Review
(503) 823-5091 / mike.gushard@portlandoregon.gov
Re: 17-163803 DA – New Omni Building
Design Advice Request Memo June 26, 2017

Attached is a drawing set for the Design Advice Request for a proposed 15-story 160,000sf mixed-use development with basement parking. The proposal would require the demolition of a contributing resource in a historic district. The review criteria are *Central City Fundamental Design Guidelines* and the *River District Design Guidelines*. 33.846.060.G – *Historic Resource Review* applies for any proposal effecting the historic building outside of demolition. The approval criteria for demolition review are 33.846.080 New guidelines for this district, the *New Chinatown Japantown Guidelines*, are expected to be adopted and in effect in September. These specific guidelines could be a useful reference for how to meet the more general historic resource review criteria.

Areas for discussion on June 26, 2017:

Demolition of a historic resource

The proposal includes the demolition of the historic building at 416 NW 5th Avenue. This building is a contributing resource to the New Chinatown Japantown Historic District. Demolition of this building requires a Type IV review and approval by the Portland City Council. The Historic Landmarks Commission is required to review and make a recommendation on Type IV demolition review projects. Staff seeks the Landmarks Commission's input on whether or not they think the demolition of the property is appropriate. Demolition Review by Council is evaluated against the goals and policies of the Comprehensive Plan. Staff also requests discussion by the Commission of alternatives to outright demolition which might include; changing the orientation of the building, eliminating the rear of the historic building and leaving the front portion or façade; or cantilevering a portion of the proposed building over the historic building, leaving it intact.

Height and massing

The applicant has proposed a 15-story building at the location at 170ft in height. The maximum height for the site is 350' with the option of 425' with a residential housing bonus. The tallest building in the district is the non-contributing 15-story, 119,000sf Pacific Tower building at 333 NW 4th Avenue. This building was approved in the year 2000 using the Type II procedure. Historic buildings in the district range from 2-7 stories. Historic buildings that are immediately adjacent to the site range from 2-5 stories in height. Staff requests the Landmarks Commission's advice on the compatibility of a building of this height at the edge of the New Chinatown Japantown Historic District.

Character and design

New Chinatown Japantown was listed on the National Register of Historic places for its multi-ethnic heritage and role in Portland's early growth. The neighborhood has an eclectic mix of architectural styles represented including Italianate, Commercial, Moderne and even Mission Revival. No historic buildings exist at the scale of the subject proposal so; staff seeks the Commission's input on the appropriate styling of a building of this size and mass of the building.

Streetscape and urban character

The proposal would include the creation of more than 250 feet of new streetscape along two busy urban streets. It would also complete an edge of the district that has been eroded by a surface parking lot. Staff would like the Commission to provide guidance on the appropriate character of the NW 5TH Ave and NW Glisan St. streetscapes. This discussion should include appropriate bay-patterning, the location of loading and garage entries and the site of lobby entrances and retail locations. Staff sees the opportunity for this corner to be celebrated as an “entrance” to the district and requests input on whether a distinctive development should be placed here or whether the large size of the development would be better suited to more a more subdued fabric building.

Other comments

Staff welcomes further input from the Commission that expands upon these topics.

Please contact me with any questions or concerns.

Enclosed:

33.846.808 Demolition Review

33.846.606.G Historic Resource Review

River District Design Guideline

Draft Proposed New Chinatown/Japantown Historic District Design Guideline