



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

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MEMORANDUM

Date: September 22, 2017
To: Portland Design Commission
From: Benjamin Nielsen, City Planner
503-823-7812, Benjamin.Nielsen@portlandoregon.gov
Re: September 28, 2017 Design Commission Item
LU 16-278621 DZM GW – Fremont Apartments

Drawings for the Fremont Apartments proposal in the North Pearl Subarea of the River District Subdistrict of the Central City Plan District and located at 1650 NW Naito Parkway were sent separately from this memo and the staff report. This is the first Design Review hearing for the project. The Design Commission has seen the proposal at one previous Design Advice Request hearing. The project can be summarized as:

- **17-story, 175'-0" tall, 307, 342 SF** new residential mixed-use building with approx. 6,600 SF of retail space on the ground level, 152 structured parking spaces, and 275 residential dwelling units at floors 2-17.
- One **loading space** and the 152 **structured parking** spaces are accessed via one door at the southwest corner of the site off of NW Naito Parkway.
- **Multiple roof terraces** provide outdoor amenity spaces for residents.
- **Materials.** The proposed cladding includes a wide array of materials, including composite metal panels, ribbed metal panel, Equitone fiber cement panel, rusticated brick, board-formed concrete, cast-in-place concrete (end wall), and clear glazing in storefront, window wall, and curtain wall systems.
- Six (6) **Modifications** to zoning code development standards are requested.

Development Team:

- Applicants: Tim Wybenga & Bonnie Chiu, TVA Architects
- Owner: Patrick Gilligan, Lincoln Property Company LLC
- Project Valuation: \$53 million

The proposal develops upon the concepts presented at the DAR hearing, which were generally well-received by the Design Commission—summarized in the DAR summary dated 06/23/2017. While there are many aspects of the proposal that meet the approval criteria and zoning code standards, staff has identified two critical areas where development standards are not met and preclude staff from recommending approval. Two other major issues relate to approval criteria, and a final issue relates to responses to service bureau requirements. Specifically:

Issue 1 – Critical Development Standards not yet met:

- a. Bonus floor area is not yet earned.
- b. Development that is not river-dependent or river-related is proposed within the greenway setback.

Issue 2 – Architectural Coherency and Materials:

- a. Large material palette.

- b. Articulation of massing could be more consistent and simplified.
- c. Façade articulation and fenestration patterns complicate the overall building massing.
- d. Some missing information and supporting details for proposed materials, drawing coordination issues.

Issue 3 – Greenway Setback, Greenway Trail, and Open Space

- a. The Greenway trail termination should be designed to accommodate alignment with the future trail on the abutting property to the south.
- b. Mechanical room and termination of the Greenway trail need better resolution.
- c. Relationship of the second floor terrace to the Greenway trail should be improved.
- d. Proposed Greenway trail design is quite different from the rest of the trail in the North Pearl waterfront and missing pedestrian lighting.
- e. Placement of the building at the south property line may result in undesirable pedestrian and open space conditions with redevelopment of adjacent property.
- f. Proposed plaza/open space has little engagement with existing office building to the north.
- g. BES has not yet signed off on stormwater management planters, and these may not be adequate “water features” to support the open space.
- h. Opportunity to propose public art in large plaza connecting to the Greenway trail.

Issue 4 – Response to Service Bureau Requirements:

- a. Utility vault information needs to be provided to PBOT.
- b. Eco-roof bonus and stormwater management requirements need to be verified by BES.

Design Guidelines not yet fully met:

- A3 – Respect the Portland Block Structures
- A3-1 – Provide Convenient Pedestrian Linkages
- A4 – Use Unifying Elements
- A5 – Enhance, Embellish, and Identify Areas
- A5-1 – Reinforce Special Areas
- A5-1-1 – Reinforce the Identity of the Pearl District
- A5-1-5 – Reinforce the Identity of the Waterfront Area
- A5-3 – Incorporate Water Features
- A5-4 – Integrate Works of Art
- A8-1 – Design Fences, Walls, and Gateways to be Seen Over

- B2 – Protect the Pedestrian
- B5 – Make Plazas, Parks, and Open Space Successful
- C2 – Promote Quality and Permanence in Development
- C4 – Complement the Context of Existing Buildings
- C5 – Design for Coherency
- C12 – Integrate Exterior Lighting

Willamette Greenway Design Guidelines not yet fully met:

- B2 – Separation and Screening
- E1 – Landscape Treatments
- F3 – Alignment [of Greenway Trail]

With additional design development and revisions to the proposal, and with PBOT and BES approvals, staff may be able recommend approval of this proposal. However, staff recommends denial of the proposal at this time.

The project has been evaluated against approval criteria of the *Central City Fundamental Design Guidelines*, the *River District Design Guidelines*, and 33.825.040 Modifications That Will Better Meet Design Review Requirements for the Design Review and against the *Willamette Greenway Design Guidelines* and 33.440.350 Greenway Overlay Approval Criteria. Please contact me at 503.823.7812 with any questions or concerns.

Attachments: Staff Report, dated 09/22/2017
 Project Plans, dated 09/28/2017 (delivered separately)
 Central City Fundamental Design Guidelines, River District Design Guidelines, Willamette Greenway Design Guidelines matrix [for your use]

Design Advice Review Summary Notes, dated 06/23/2017

Copies of emailed comments from Theodore Zava, Suzanne Gaudina, and Glenn Traeger

Applicants' response to comments

Links:

Central City Fundamental Design Guidelines and River District Design Guidelines

(<https://www.portlandoregon.gov/bps/article/187174>)

33.825.040 – Modifications That Will Better Meet Design Review Requirements

(<https://www.portlandoregon.gov/bps/article/53477>)

Willamette Greenway Design Guidelines

(<https://www.portlandoregon.gov/bps/article/59067>)

33.440.350 – Greenway Overlay – Approval Criteria

(<https://www.portlandoregon.gov/bps/article/53351>)