



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

1900 SW 4th Avenue, Suite 5000
Portland, Oregon 97201
503-823-7300
Fax 503-823-5630
TTY 503-823-6868
www.portlandonline.com/bds

MEMORANDUM

Date: November 22, 2017
To: Portland Design Commission
From: Benjamin Nielsen, City Planner
503-823-7812, Benjamin.Nielsen@portlandoregon.gov
Re: November 30, 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 are attached. This is the third Design Review hearing for the project. The Design Commission has seen the proposal at one previous Design Advice Request and two previous Design Review hearings. The project can be summarized as:

- **17-story, 175'-0" tall**, approximately **306,077 SF** new residential mixed-use building with approx. 6,600 SF of retail space on the ground level, 153 structured parking spaces combined in the basement and ground floor, and 275 residential dwelling units at floors 2-17.
- One **loading space** and the **149 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 were originally requested. The development team has revised the parking plan so that no modification to parking space dimensions will be required. Staff has identified **two additional** standards that need either revision or a Modification:
 - Pedestrian connections that are at least 6 feet wide need to be provided to the two studio units at the southeast corner of the building.
 - A 5-foot strip of L2 landscaping (trees and shrubs) is required to be provided between the driveway and the southern lot line; a Modification to this standard will likely be requested.

Development Team:

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

The proposal has been further refined since the last hearing on November 16th to shift the “upper massing” appendage off of the northern podium, resulting in a more-cohesive tower expression on the northern leg of the “L”-shaped tower. The impact on the view from The Fields Park to the Fremont Bridge is, somewhat remarkably, little changed from the original proposal. Staff believes that this will resolve concerns of some of the Commissioners at the last hearing, and therefore **staff anticipates writing a staff report of approval.**

