



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

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## MEMORANDUM

**Date:** May 8, 2018  
**To:** Portland Design Commission  
**From:** Tanya Paglia, Development Review  
503-823-4989, [tanya.paglia@portlandoregon.gov](mailto:tanya.paglia@portlandoregon.gov)  
**Re:** May 17, 2018 Design Commission Hearing – Design Advice Request (DAR) #2  
EA 18-129788 DA – 815 W Burnside/Firestone Site

Attached is a drawing set for a Design Advice Request (DAR) for a new mixed-use building on a half block site located in the River District Subdistrict of the Central City Plan District.

### Development Team Bio.

| Architect/Developer           | Valuation    | Approximate Gross SF | Site Area (SF) |
|-------------------------------|--------------|----------------------|----------------|
| Ankrom Moisan Architects, LMC | \$32,000,000 | 147,507              | 20,000 SF      |

**Proposal.** The proposal is for a new seven-story mixed-use residential and commercial development on a half block site (20,000 SF) located on W Burnside between NW Park Ave and NW 9th Ave in the River District Subdistrict of the Central City Plan District. The residential lobby entrance will be located on Park Ave, and parking and loading access will be from NW 9th Ave. The parcel is currently occupied by a single-story retail tire sales and service business.

Because it is still in a less fleshed out form, the current design does not yet have the square footage fully worked out. The previous design proposed a 147,507 SF building to include 144 housing units, 8,960 SF of ground-floor commercial space, 50 below-grade parking spaces, and a rooftop outdoor deck.

**Zoning.** Central Commercial (CX) with Design overlay, and located in the River District Subdistrict of the Central City Plan District.

**FAR.** Maximum base FAR is 6:1. This results in base square footage allowed of 120,000 SF. Max bonus FAR is 3:1 which allows 60,000 SF of bonus square footage. Max square footage allowed with bonus is 180,000 SF. The previous design proposed a 6.3 FAR, whereas the current FAR has not yet been calculated.

**Height.** Max height allowed per Map 510-3 (1 of 3): 100'; and 85' proposed.

**Approval criteria** of Title 33, Portland Zoning Code (PZC) are *River District Design Guidelines* and *Central City Fundamental Design Guidelines*

**Required Reviews** Type III Design Review.

**Modifications and Exceptions.** The applicant is requesting two modifications and one oriel window exception:

- **Loading Standards (33.266.310)**  
*Required:* One loading space meeting Standard A or two meeting Standard B.  
*Proposed:* One loading space meeting Standard B.
- **Bicycle Parking (33.266.220.C.3.b) – Bicycle Rack Dimensions**  
*Required:* 24" width for bicycle rack spacing.  
*Proposed:* 18" width.

- Exception to Oriel Window Standards – Standard F - Width  
*Limitation:* Under 12' wide projections.  
*Proposed:* Two 24' wide projections on east and west elevations.

### **Note from Staff**

The plan set under review by staff at the time of this writing is the basis for the below discussion points. Therefore, staff comments are based on the **5/4/2018** version of the plan set. It is possible a revised set will be available by the time of the hearing (or even by the time plan sets are couriered to commissioners).

### **Key discussion points**

Staff advises you to consider the following among your discussion items on May 17, 2018:

#### **1. SE Corner**

- The proposed design treats the southeast corner as an intersection of two planar elevations rather than as a special corner. The south and the east facades need to come together to form a cohesive composition at this corner, and not stay as two distinct elevations running into one another.
- The meeting of the two very different facades right now feels like an old west false facade.
- An option for this corner would be to weave the two facades at the corner - wrap the glassy patterning from the east side of the corner around to a portion of the Burnside elevation, and the frame and material from the Burnside elevation to the Park Ave elevation at the corner.
- Other successful corners in the area such as the building at the corner of W Burnside and NW 8<sup>th</sup> Ave located across the park from this site can serve as precedents.

Relevant Guidelines: River District Design Guidelines: A1-1 – Link the River to the Community, A5-1-1 – Reinforce the Identity of the Pearl District Neighborhood, A5-1-2 – Reinforce the Identity of the North Park Blocks Area; and Central City Fundament Design Guidelines (CCFDGs): A5 – Enhance, Embellish, and Identify Areas, A8 – Contribute to a Vibrant Streetscape, B4 – Provide Stopping and Viewing Places, C1 – Enhance View Opportunities, C5 – Design for Coherency, C6 – Develop Transitions between Buildings and Public Spaces, C7 – Design Corners that Build Active Intersections.

#### **2. Materiality**

- The applicant has noted that they will propose moving away from brick, to a panel product similar to 'oko skin' or perhaps an 'equitone', and notes that "this switch may help with structural loading for brick and related costs, masonry installation issues in the tight confines along Burnside and other concerns."
- Staff believes the material should be brick or precast panels or another high-quality material to reflect the importance of the location along the Park Blocks and W Burnside. Panel products are not contextual to W Burnside.
- The material and design for the end walls has not been finalized at the time of this writing.

Relevant Guidelines: River District Design Guidelines: A5-1 – Reinforce Special Areas, A5-1-1 – Reinforce the Identity of the Pearl District Neighborhood, A5-1-2 – Reinforce the Identity of the North Park Blocks Area; and Central City Fundament Design Guidelines (CCFDGs): A5 – Enhance, Embellish, and Identify Areas, C2 – Promote Quality and Permanence in Development, C8 – Differentiate the Sidewalk-Level of Buildings.

### **3. Park Blocks Ground Floor**

- The renderings appear to show the building stepping back from the property line along the Park Blocks frontage, but it is hard to ascertain by exactly how much. Stepping back creates an area along the frontage zone that could be treated as semi-public space and utilized for outdoor dining or seating associated with the active ground floor uses. Per the River District Guidelines, “sidewalks on blocks facing the adjacent Park Blocks are envisioned as patios surrounding the park, a place for sidewalk cafes and other activities which enhance the pedestrian atmosphere.” Setting back along this frontage to create semi-private outdoor space facing the Park Blocks helps the building engage in the patio motif.
- Depending on dimensions, additional set-back could be appropriate. The River District Design Guidelines note that, “where private development is directly adjacent to or faces a park across the street, ground floors should include building entrances, windows, and outdoor seating to activate the park edges and contribute to eyes on the street.”
- The extra setback would add to the visual and physical connections along the highly important Park Blocks frontage, and would create an active transition zone along the building’s frontage that would be very responsive to guidelines.
- The addition of balconies above the ground floor on the Park Blocks frontage is a major step towards activating this façade and helping the building’s relationship with the park.

Relevant Guidelines: River District Design Guidelines: A5-1 – Reinforce Special Areas, A5-1-1 – Reinforce the Identity of the Pearl District Neighborhood, A5-1-2 – Reinforce the Identity of the North Park Blocks Area, A5-3 – Incorporate Water Features, A5-4 – Integrate Works of Art, B1-1 – Provide Human Scale to Buildings along Walkways, B5-1 – Recognize the Roles of the Tanner Creek Parks; and Central City Fundament Design Guidelines (CCFDGs): A2 – Emphasize Portland Themes, A5 – Enhance, Embellish, and Identify Areas, A5-6 – Incorporate Works of Art, A8 – Contribute to a Vibrant Streetscape, A9 – Strengthen Gateways, B2 – Protect the Pedestrian, B4 – Provide Stopping and Viewing Places, C1 – Enhance View Opportunities, C4 – Complement the Context of Existing Buildings, C6 – Develop Transitions between Buildings and Public Spaces, C9 – Develop Flexible Sidewalk-Level Spaces.

### **4. Art or Water features**

- The River District Design Guidelines very specifically call for water and art features to be incorporated into developments to add a human dimension and visual interest to enhance the quality of the pedestrian realm. Such features are not yet included in the proposal.
- The step back in the Park Blocks ground floor building façade discussed above could provide space to incorporate such water or art features.

Relevant Guidelines: River District Design Guidelines: A5-1 – Reinforce Special Areas, A5-1-1 – Reinforce the Identity of the Pearl District Neighborhood, A5-1-2 – Reinforce the Identity of the North Park Blocks Area, A5-3 – Incorporate Water Features, A5-4 – Integrate Works of Art, B1-1 – Provide Human Scale to Buildings along Walkways, B5-1 – Recognize the Roles of the Tanner Creek Parks; and Central City Fundament Design Guidelines (CCFDGs): A2 – Emphasize Portland Themes, A5 – Enhance, Embellish, and Identify Areas, A5-6 – Incorporate Works of Art, A8 – Contribute to a Vibrant Streetscape, A9 – Strengthen Gateways, B2 – Protect the Pedestrian, B4 – Provide Stopping and Viewing Places, C1 – Enhance View Opportunities, C4 – Complement the Context of Existing Buildings, C6 – Develop Transitions between Buildings and Public Spaces, C9 – Develop Flexible Sidewalk-Level Spaces.

**5. Burnside notch:**

- The notch between the two volumes on Burnside (falling between the single and the double-height ground floor expressions) should land somewhere meaningful. At the moment it loses cohesion when it interfaces with the first two floors and does not call attention to an entry, or some other important element.

Relevant Guidelines: Central City Fundament Design Guidelines (CCFDGs): A9 – Strengthen Gateways, C2 – Promote Quality and Permanence in Development, C5 – Design for Coherency.

**6. Oriel over the garage**

- The oriel projection shown over the garage is located in such a way as to call attention to the garage area. This projection should be relocated or removed.

Relevant Guidelines: River District Design Guidelines: A3-1 – Provide Convenient Pedestrian Linkages, A5-1-2 – Reinforce the Identity of the North Park Blocks Area, B1-1 – Provide Human Scale to Buildings along Walkways, C3-1 – Integrate Parking; and Central City Fundament Design Guidelines (CCFDGs): A8 – Contribute to a Vibrant Streetscape, C6 – Develop Transitions between Buildings and Public Spaces.

Please contact me with any questions or concerns.

Attachments: ~~Drawings dated 5/4/2018~~ Revised: Drawings dated 5/9/2018  
River District Design Guidelines and Central City Fundamental Design Guidelines  
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