



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

Dan Saltzman, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

MEMORANDUM

Date: August 13, 2015
To: Portland Design Commission
From: Grace Jeffreys, Development Review
503-823-7840
Re: 15-179927 DA – The Park Office
Design Advice Request Summary Memo August 20, 2015

Attached, please find the drawing set and a CCFDG/RDDG Summary Chart for the Design Advice Request for a mixed-use development project consisting of two buildings, a central plaza and below grade parking. The site is a large, irregular parcel across NW Front Avenue immediately west of Riverscape. You have seen a different proposal on this same site, most recently at the January 15, 2015 Design Commission Hearing (summary notes attached).

OVERVIEW

Proposal consists of two new buildings providing approximately 270,000 square feet of office, ground floor retail and amenity space, and underground parking. The single level of below-grade parking will provide up to 1.8 parking spaces per 1000 SF of building area and up to one (1) bike parking space per 1000 square feet of office. The two four- to six-story office buildings flank a central garden/plaza and both buildings contain roof terraces, inset decks and eco-roofs. A bike path is proposed between the buildings and the rail line.

NOTES:

- **Street vacation/s:** Private development in the right-of-way cannot be proposed unless the year-long (+) street vacation process has been completed. The applicant has applied for an Early Assistance meeting to discuss the street vacation process for Terminal Street. NW Upshur was not included in this application. If NW Upshur is not vacated, zoning code standards such as 10' maximum setbacks, ground floor windows, and pedestrian standards will apply. Modifications to these may be requested.
- **Superblock:** If Terminal Street is vacated, standards for Superblock will apply. These include a maximum length to width ratio of 3:1, 12' wide minimum hard surfaces, and open area minimum of 50% area of vacated street, which all appear to be met in this proposal.
- **Loading Access:** The current proposal showing loading access at the south end of site from NW Front is not approvable per PBOT. Site access from Front must be taken from a single approach aligned with the intersection of NW 16th Ave/ Front.
- **Adjustments/ Modifications Anticipated:** At time of submittal, applicant anticipates requesting an adjustment to loading requirements to allow only one on-street loading space at the North Building in addition to the required two loading spaces at the South Building. Further Modifications may be requested relating to NW Upshur, as mentioned above.
- **Proposed Road Diet on NW 17th:** The project intends to dedicate the property required for on-street parking on NW 17th in the location allowed if and when the "Road Diet" is implemented to NW 17th Avenue. The owner would install the correct curb locations, assuming that the lane repainting to remove

the second drive line and extend the bike lane toward downtown will wait for installation until continuity can be provided to NW 9th Avenue.

DESIGN ADVICE TOPICS:

Below, staff has identified topics for inclusion in the DAR discussion. Please refer to the attached CCFDG/RDDG Summary Sheets for a summary of cited guidelines.

1. **Block Structure/Massing/Context:** Proposed block configuration reflects neither the open spaces created by Riverscape Apartments across NW Front, nor the street layout of the Pearl District beyond the rail line. Staff questions how the proposal fits into the adjacent urban fabric. Instead of terminating river views, should development extend adjacent block structures?
 - a. **NW 16th/Parking & Loading Access:** The below-grade parking access ramps directly down from Front. If this access remains at grade through to the rear of the site, a more of a “street-like” feel at NW 16th could be created. Additionally, loading will need to be moved to the NW 16th access point. How should the south-east corner of the site then be addressed?
 - b. **Central Plaza:** Is the plaza in the right location, or should a stronger relation to existing urban fabric across Front and to the Pearl beyond be pursued? Scale and treatment of plaza?
2. **NW 17th Frontage:** Street frontage along NW 17th should be addressed in a more urban manner. Can retail uses replace daycare yard, open landscape and/or long term bike parking to provide a more active edge? Any concerns about the diagonal relationship of buildings to street? What does the treatment of the north-west corner of site do to the surrounding urban fabric? How should the development address the Dockside at the corner of NW 17th & Front?
3. **Terminal & Upshur Streets/ South-west Frontage and South-east Corner:** Are commissioners supportive of the bike/pedestrian trail if Terminal is vacated? Bike path should be continuous from NW Front to NW 17th along the south-west (rear) of the property.
4. **Building Design.** The rhythm of the brick piers and windows and the horizontal steel at floor levels reinterprets the historic warehouse and industrial nature of the area in a modern way. Ground floor recesses and inset decks are carved out behind this strong structure, strengthening the concept. The overall design of the buildings though needs more clarity/identity/hierarchy. Additionally, concept to reduce barriers between the inside and outside spaces of the buildings is compelling. Further details will be critical to help illustrate how this parti is carried forward.
5. **Design and Materials** Material choices are dark, Norman brick, milled steel and curtain wall. Applicant was asked to bring samples and further information to the hearing. Staff would like the Design Commissions advice on the proposed steel.
6. **Other Items at Commissioner Discretion.**

The review standards and criteria are the Central City Plan District (Chapter 33.510) and Central City Fundamental Design Guidelines (tabular summaries of which are attached to this memo) and the River District Design Guidelines. Please contact me with any question or concerns: 503-823-7840, grace.jeffreys@portlandoregon.gov.

Attachments:

Central City Fundamental / River District Design Guidelines Summary Chart
Summary Memo & select drawings from January 15, 2015 Hearing, EA 14-208933 DA – Front 17
Diagram of the vacation of Terminal Street