

## MEMORANDUM

**Date:** January 21, 2016  
**To:** Portland Design Commission  
**From:** Grace Jeffreys, Development Review  
503-823-7840  
**Re:** 15-259773 DA – North18, 1126 NW 18<sup>th</sup>  
Design Advice Request Summary Memo for January 28, 2016 Hearing

Attached, please find a drawing set for “North18” and a Community Design Guidelines Summary for the Design Advice Request for a new 6-story with mezzanine, half-block, mixed-use development with ground floor retail, townhouses and parking. Proposal contains the following key components:

- Zoning.* EXd, Central Employment with a Design Overlay
- Height.* Not shown, but appears over 75’ proposed. 75’ allowed.
- FAR.* 3.76:1 proposed. 5:1 allowed (including a 1:1 bonus for small site residential).
- Ground/Mezz.* Approx. 4,430 square feet of retail facing NW18<sup>th</sup> Ave, main housing lobby and 6 townhouses facing NW Northrup, and parking and services facing NW 17th.
- Upper Levels.* 5 levels of apartments proposed in a “U shape, wrapped around a rear, south facing, above-grade courtyard. 109 units are proposed.
- Auto Parking.* 60 potential ground-level parking spaces (with mechanical parking). Parking is not currently required.
- Bike Parking.* 133 long-term spaces proposed on mezzanine, and 127 are required. 2 short-term spaces are proposed, and 8 are required. Payment into the bike fund is allowed if not able to meet requirements on site.
- Loading.* 2 type “B” spaces proposed. 2 type “B” spaces required.
- Amenities.* Amenity room and a landscaped courtyard at Level 2; terrace, dog services area, and eco-roof at roof level.
- Materials.* Materials at ground level include board-formed concrete and profiled metal paneling. Above ground level, materials include profiled metal paneling and an unidentified material behind panels and at courtyard. Storefronts and windows are not identified.

**Potential Modification/ Adjustments/Design Exceptions** based on Preliminary drawing set.

- Mod #1* **Height** (33.562.210) Not shown, but appears over 75’, the maximum allowed. A modification would be required.
- Mod #2* **Ground Floor Windows** (33.140.230) 25% area along 50% length required. 0% glazing proposed on NW 17<sup>th</sup> (Does not apply to residential units)
- Mod #3* **Ground Floor Active Uses** (33.562.240.C) Along NW Northrup, active use areas are required that are 25’ deep and 12’ high clear. Possible height modification may be needed at mezzanines.

The proposal lies within the Northwest Plan District, and within the Urban Character Area C, the Eastern Edge. The site is also located in the Northwest Pedestrian District, NW Northrup is a Community Main Street, and NW Northrup and NW 18th are Transit Streets

The applicable approval criteria are the *Community Design Guidelines (CDG)* and *Appendix J, Northwest Pedestrian District Amended Design Guidelines*.

**Design Advice Topics:** Below, staff has identified topics for inclusion in the DAR discussion. (A Community Design Guidelines Summary Chart is attached).

- 1. Character:** Proposal is located in a transitional area, in the Eastern Edge of NW Plan District.
  - a. Program.** Should the retail orient towards the streetcar corridor along NW Northrup?  
According to CDG Appendix J, development along Northrup should be similar to main streets:  
*Streetcar Main Streets: Desired Characteristics and Tradition. "...New development should incorporate architectural features that characterize the district's main streets, such as large storefront windows, awnings and upper-story residences, and should continue the historic pattern of a continuous frontage of buildings and active uses located close to sidewalks.... Where appropriate, development should include outdoor space for dining and other activities that contribute to a vibrant urban environment..."*
  - b. Massing.** Does the proposal present the preferred partial block massing, as described in Appendix J of the CDG's?  
*Eastern Edge: Desired Characteristics and Traditions. "New development should contribute to the architectural diversity of the Eastern Edge and continue its established pattern of partial block building massing,..."*
  - c. Height:** While dimensions are not yet shown, the section implies a height above the 75' standard, so a modification to the development standard may be required. Does the Commission have any concerns regarding such a modification?  
Consider the following guidelines in particular:
    - P1. Community Plan Area.
    - D7. Blending Into the Neighborhood.
    - D8. Interest, Quality and Composition.
  
- 2. Ground Level.** Proposal is located along a streetcar corridor.
  - a. All Frontages.** Is there enough coverage at all frontages to provide pedestrian protection?
  - b. NW Northrup, Ground Level Residential:** Do the proposed small, raised, covered porches provide enough buffer/transition space from NW Northrup into the townhouses to enable residential privacy as well as encourage continued active connections back to the street?
  - c. NW 17<sup>th</sup>, Ground Level Uses:** Proposal with services and parking entry along majority of the NW 17<sup>th</sup> frontage does not meet Ground Floor Window standards or the design guidelines.  
Consider the following guidelines in particular:
    - E2. Stopping Places.
    - E3. The Sidewalk Level of Buildings.
    - E4. Corners that Build Active Intersections.
    - E5. Light, Wind and Rain.
    - D1. Outdoor Areas.
    - D4. Parking Areas and Garages.
    - D5. Crime Prevention.
  
- 3. Materials:** Profiled metal is the majority of the cladding, treated a "folded and sliced skin". Board-formed concrete is proposed for some parts of the ground level, and an unidentified material accent is shown behind the metal "skin" and at the courtyard. Storefront and window materials are not yet indentified. Consider the following guidelines:
  - D7. Blending into the Neighborhood.
  - D8. Interest, Quality and Composition.
  
- 4. Other Commission issues.** Proposal does not indicate any residential balconies, wall or rooftop mechanical, transformer location, exterior lighting or signage.

Please contact me with any question or concerns: 503-823-7840, [grace.jeffreys@portlandoregon.gov](mailto:grace.jeffreys@portlandoregon.gov).

**Attachments:**

*Drawing Set, dated January 2016*

*Community Design Guidelines and Appendix J, Northwest District Plan Amended Guidelines Summary*