



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

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## MEMORANDUM

**Date:** January 22, 2016  
**To:** Portland Design Commission  
**From:** Grace Jeffreys, Development Review  
503-823-7840  
**Re:** 15-265477 DA – 1732 NE 2<sup>nd</sup> Ave, New Mixed-Use  
Design Advice Request Summary Memo for January 28, 2016 Hearing

Attached is a drawing set for the Design Advice Request of a new 9-story, half-block, mixed-use development with ground floor retail, 2 levels of underground parking, apartments above, and a rear courtyard/alley behind. The key components of the project are:

- Zoning.* CXd, Central Commercial with a Design Overlay
- Height.* 99'-10" proposed. 100' allowed.
- FAR.* 6.78:1 proposed. 7:1 allowed (including a 3:1 bonus for residential).
- Ground* 9,867square feet of retail, main housing lobby and services.
- Upper Levels.* 8 levels of apartments above, including 141 units.
- Auto Parking.* 104 below-grade parking spaces.
- Bike Parking.* 126 long-term spaces provided below-grade, and no short-term spaces shown. 214 long-term spaces are required, and 10 short-term spaces are required.
- Loading.* 1 type "A" space is proposed. 1 type "A" or 2 type "B" spaces are required.
- Amenities.* Public alley/courtyard at rear of building, and small amenity room and balcony at Level 9 for residents.

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

- Mod #1* **Height** (33.562.210) 99'-10" proposed. 100' maximum allowed.
- Design Except.* **Garage Door Setback** to reduce garage door setback from 20' to less than 2'.

The review standards and criteria are the *Central City Plan District* (Chapter 33.510), the *Central City Fundamental Design Guidelines (CCFDG)* and the *Lloyd District Special Design Guidelines (LDDG)* (Tabular summaries of the guidelines are included with this memo)

**Design Advice Topics:**

Below, staff has identified topics for inclusion in the DAR discussion.

- 1. Height/Massing.** How can the massing and building design reflect the transitional nature of this site?
  - a.** The area is zoned 100' and the nine-story structure, at 99'-10", is very close to the maximum height limit. Existing development along the Broadway/Weidler corridor is one- to four-story commercial structures and surface parking;
  - b.** Site is in a transitional area, located at the north edge of the Lloyd District/Central City Plan District and directly across the street from the Albina Community Plan District, and one-half block away from a residential zone;
  - c.** Rooftop mechanical shown which may not meet the height exemption standard for rooftop mechanical of 15' setbacks from roof edges, 10% coverage and 10' maximum height.' (33.130.210.B.2). If not met, a modification to height standards would be required. If

mechanical is low, set back from the roof edges, and consolidated, a modification to coverage may be supportable.

Consider the following guidelines:

- CCFDG A4. Use Unifying Elements.
- CCFDG C4. Complement the Context of Existing Buildings.
- LDDG C3-1 Design to Enhance Existing Themes in the Broadway/Weidler Corridor.
- CCFDG C11. Integrate Roofs and Use Rooftops.

**2. Character.** How does the character of the proposal identify as residential, and relate to the residential development to the north? And where are the amenities for this large number of residents? True, useable balconies and/or terraces would provide outdoor amenities for residents as well as help connect to and activate the streetscapes. Consider the following guidelines:

- CCFDG A4. Use Unifying Elements.
- CCFDG B5. Make Plazas, Parks and Open Space Successful.
- CCFDG C1. Enhance View Opportunities.
- LDDG C2-1 Maximize View Opportunities.

**3. Pedestrian Protection.** Small canopies and setbacks are indicated at retail entries on NE Schuyler, a slight overhang is provided along part of NE 2<sup>nd</sup>, and no protection is proposed along NE 3<sup>rd</sup>. Consider more generous, protected places for pedestrians along the entire frontages of all three streets. Consider the following guidelines:

- CCFDG B6. Develop Weather Protection
- LDDG B6-1. Provide Pedestrian Rain Protection.

**4. Parking Entrance.** Should the the parking entrance move to the rear alley/courtyard? This would allow it to share the curb-cut on NE 3<sup>rd</sup> and keep vehicles off NE Schuyler, a transitional residential street, allowing it to be more pedestrian friendly. Consider the following guidelines:

- CCFDG A8. Contribute to a Vibrant Streetscape.
- CCFDG B2. Protect the Pedestrian
- LDDG C1-1. Integrate Parking

**5. Activate frontages.** Should retail entrance/s be added to the NE 3<sup>rd</sup> frontage? Consider the following guidelines:

- CCFDG A8. Contribute to a Vibrant Streetscape.
- CCFDG B5. Make Plazas, Parks and Open Space Successful.

**6. Materials.** Proposal indicates brick at the ground floor, un-identified glazing systems and cladding above with sheet metal panels and reveals. A green wall feature is indicated on the south elevation, and lighting and signage are not yet indentified. Consider the following guidelines:

- CCFDG C2. Promote Quality and Permanence in Development.
- LDDG C10-1. Use Masonry Materials.
- LDDG C10-2. Design Exterior Building Walls that are Transparent in Glazed areas and Sculptural in Surface
- LDDG C10-3. Use Light Colors.
- CCFDG C12. Integrate Exterior Lighting.
- CCFDG C13. Integrate Exterior 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 15, 2016

Central City Fundamental and Lloyd District Special Design Guidelines Summary Chart