



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

FROM CONCEPT TO CONSTRUCTION

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MEMORANDUM

Date: July 1, 2016
To: Portland Design Commission
From: Grace Jeffreys, Development Review
503-823-7840
Re: 15-259773 DA – North18, 1126 NW 18th
Design Advice Request #2 Commission Memo for July 7, 2016 hearing

Attached is a drawing set for a **return** Design Advice Request for “North18”, a new 11-story with roof deck, half-block, mixed-use development with ground floor retail and underground parking. This proposal has changed significantly from the proposal reviewed at the previous DAR in terms of FAR, height, massing, and materials. This proposal contains the following key components:

- Zoning EXd, Central Employment with a Design Overlay.
- District/GL’s Northwest Plan District, Community Design Guidelines w/ Appendix J.
- FAR Base is 4:1, up 3:1 bonus allowed for a max of 7:1.
Proposal is 6.98:1, utilizing bonuses for below grade parking.
- Height Base is 75’, up to 120’ allowed for underground parking bonuses.
Proposal is 119’-10”, 120’ allowed with bonuses.
- Ground floor Retail on NW18th Ave, retail/lobby on NW Northrup, and retail/service/parking access facing NW 17th.
- Upper Levels 10 levels of apartments proposed in a bar shape fronting Northrup, and stepped back at the south. 168 units are proposed.
- Auto Parking Two levels of underground parking are proposed. Parking is not currently required.
- Bike Parking Long-term bike parking is proposed in secure bike room at SE corner of Basement level 2, and NW corner at Basement levels 1 & 2. Short term is indicated on-site.
- Loading 2 type “B” spaces are required and proposed at the Basement level 1 NE corner.
- Amenities Private terraces are proposed at Level 2 and a communal amenity room is proposed at level 11, which connects by the internal stair to the roof, where there is a rooftop amenity deck as well as an eco-roof.
- Materials Materials include pre-cast white concrete, window wall with back painted spandrel glass. Ground floor appears to be a glazed storefront system.

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 18th is a City Bikeway, and NW Northrup and NW 18th are Transit Access Streets. The street car travels west on NW Northrup.

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. Ground floor:** The site is located in a transitional area in the Eastern Edge of NW Plan District. 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...”
Since DAR #1, retail has replaced townhomes fronting NW Northrup, further activating the ground floors. The ground floor has been setback about 8’ along NW 18th and 4’ on NW Northrup and NW 17th, creating the potential for stopping places and activation of the sidewalk. However, the large piers proposed create barriers and unsafe conditions rather than connections to the adjacent sidewalks. Consider the following guidelines: *E1. The Pedestrian Network, E2. Stopping Places, E3. The Sidewalk Level of Buildings, D1. Outdoor Areas, D5. Crime Prevention.*
- 2. Height:** 2 levels of underground parking have been added which provides bonus FAR and height allowances, and the height has been revised from 75’ to 120’. Additionally, above this height, the roof is populated with possible trees and trellis features. The elevations have been revised to indicate a framed expression on the north and south elevations and a punched window expression on the east and west elevations, with smaller groupings.
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...”
Given this additional height, does the design do enough to present the preferred partial block massing, as described in Appendix J of the CDG’s, and reduce the impact of the new development on the established neighborhood? Consider the following guidelines: *P1. Community Plan Area, D7. Blending Into the Neighborhood, D8. Interest, Quality and Composition.*
- 3. Composition:** The north and south elevations and the east and west elevations are treated similarly. Compositionally, should each elevation better reflect differences in context and views? Additionally, the window walls on the north and south elevations are a mix of clear and spandrel glazing, which has a different pattern than the concrete frames that surround them. Black and white diagram have been provided. Does the commission have any comments regarding the amount of and location of spandrels, especially in relation to the frames? Consider the following guidelines: *D7. Blending Into the Neighborhood, D8. Interest, Quality and Composition.*
- 4. Materials:** Materials include pre-cast white concrete, window wall with back painted spandrel glass. Ground floor appears to be a glazed storefront system. Green walls are indicated on the north and south elevations. With the exception of the green walls, these are potentially high quality, permanent materials, however, since this is in early design, no detail or cutsheet information has yet been provided. Does the commission have any concerns about the proposed materials? Consider the following guidelines: *D7. Blending into the Neighborhood, D8. Interest, Quality and Composition.*
- 5. Other Commission issues.** Does the commission have any concerns about the lack of balconies, the planters on upper levels?

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

Attachments:

Drawing Set, dated January 2016
Community Design Guidelines and Appendix J, Northwest District Plan Amended Guidelines Summary
Greg Theisen, NWDA Planning Committee, June 3, 2016.