



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

1900 SW 4th Avenue, Suite 5000
Portland, Oregon 97201
503-823-7300
Fax 503-823-5630
TTY 503-823-6868
www.portlandonline.com/bds

MEMORANDUM

Date: September 30, 2016
To: Portland Design Commission
From: Benjamin Nielsen, City Planner
503-823-7812, Benjamin.Nielsen@portlandoregon.gov
Re: October 6, 2016, Design Commission Agenda Item
LU 16-179772 DZM AD – Derby: NW Portland

Dear Commissioners:

Please find the attached drawing package and staff report for the Derby Northwest proposal, located at 1015 & 1033-1039 NW 16th Ave in the Northwest Plan District. This is the first time the Design Commission will see this project, and the project can be summarized as:

- **7-story, 70'-10" tall residential mixed-use** building with 128 dwelling units, ground floor retail, and a ground floor work/live loft.
- **Massing** – the building is U-shaped, with an interior courtyard that opens to the west.
- **Exterior** – The building is clad primarily in cast-in-place concrete at the ground floor with aluminum storefront windows facing NW 16th Ave and NW Marshall St. The upper stories are clad with dark brick and various colors of Equitone panels.
- **Modifications** – 1) to reduce the width of long-term bike parking spaces to as narrow as 16"; and 2) to allow 92% of the building length to be within the maximum setback along NW 16th Ave instead of the required 100%.
- **Adjustments** – to reduce the number of required loading spaces from one (1) "Standard A" to zero.

Development Team:

Architect/Applicant Joshua Scott, Koz Development
Owner Cathy Reines, Amstar/Koz Portland LLC
Project Valuation \$7,646,713

While there are many aspects of the proposal that meet the approval criteria and zoning code standards, staff has identified four primary areas of concern that do not meet the approval criteria. Specifically:

Issue 1: Architectural Coherency and Contextual Response to the Northwest Plan District

- a. Applied, graphic patterning
- b. Simplifying the material palette
- c. Material transitions
- d. Grouping and patterning of windows
- e. Depth of balconies

Issue 2: Response to Service Bureau Requirements

- a. Right-of-way dedication along NW 16th Ave
- b. Transformer location
- c. Stormwater plan and report

Issue 3: Coordination of Drawings

- a. Missing building components
- b. Inconsistencies among the drawings

Issue 4: Material Quality and Detailing

- a. More information on existing details
- b. Additional details needed

Design Guidelines not yet met include:

- E2 – Stopping Places
- D1 – Outdoor Areas
- D3 – Landscape Features
- D5 – Crime Prevention
- D7 – Blending into the Neighborhood
- D8 – Interest, Quality, and Composition

With additional design development and revisions to the proposal, staff could recommend approval. However, as several design guidelines and both Modification requests are not yet met, staff recommends denial of the proposal at this time.

The project has been evaluated against approval criteria of the *Community Design Guidelines*, Chapter 33.805 – Adjustments, and Section 33.825.040 – Modifications that will better meet the design guidelines. Please contact me at 503.823.7812 with any questions or concerns.

Attachments: Staff Report dated 09/26/2016
 Drawing Package dated 10/06/2016
 Community Design Guidelines
 (<https://www.portlandoregon.gov/bps/article/58822>)