



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

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MEMORANDUM

Date: December 13, 2017
To: Portland Design Commission
From: Puja Bhutani, Development Review
Puja.bhutani@portlandoregon.gov; 503-823-7226
Re: LU 16-251880 DZM – Lovejoy Square
Design Commission Memo for December 21, 2017

Attached is a revised drawing set for Lovejoy Square Mixed-Use development. The project scope has been reduced to include only the south half block of the site. Given the uncertainty regarding the phasing, the north tower has been eliminated from this land use review. The project faces a tight timeline to complete the land use review process, and decision must be secured by 1/31/18. Therefore, this hearing has been organized as a work session so that the Commission can provide feedback on the revised half-block design. The intent is to enable the applicant to gain clear direction on a design that meets the approval criteria in an effort to get an approval at the upcoming 1/25/18 hearing. The review criteria are Central City Fundamental Guidelines, River District Design Guidelines and 33.510.210 E.4. Bonus Height Option for Housing.

I. PROGRAM OVERVIEW

Design Review Approval is requested for a new half block development with (1) one 10 story east-west oriented tower. Program includes ground floor retail, 2nd- 4th floor offices, and 5th – 10th floor residential development with 78 units. Two levels of below grade parking accessed from Kearney Street is proposed. Three modifications are requested- Height, Bike parking and Loading standards.

- FAR 6.8:1;
 - Base FAR 5:1 + Bonus FAR 1.8:1 (Transfer from Historic Landmark Site)
- Maximum Allowed Height of 75', the proposed height: 150'
 - 75' base height
 - 15' General Height Bonus (33.510.210.D.). Maximum available for 1.8:1 FAR bonus.
 - 60' Bonus Height Option for Housing (33.510.210.E.). Additional discretionary criteria applicable to the top 4 floors (33.510.210.E.4)

Key positive design features:

- Simple design with repetitive window patterns that reinforce Pearl District's warehouse character.
- 4-sided building with retail wrapped around the street facing facades.
- Courtyard and terraces on the north elevation on the 2nd and 3rd levels.
- Significant terrace setback (approximately 20') on the east elevation at the 4th level

Staff Recommendation: The garage gates should be of high quality and designed as a piece of art to alleviate street frontage impacts along the quieter, cobblestoned Kearney.

II. AREAS OF DISCUSSION

The top 4 floors (60 feet) of the proposed development are subject to discretionary review. The Commission may approve all, some or none of the bonus height requested, based on application of the criteria in Section 33.510.210.E.4. The applicable approval criteria are:

- E. *The increased height will result in a project that better meets the applicable design guidelines; and*
- F. *Approval of the increased height is consistent with the purpose statement in Subsection 33.510.205.A.*

The project design is largely consistent with the purpose of this section, however additional shadow studies are needed to evaluate for impacts on open spaces, specifically Jamison Square and Tanner Spring Parks.

a) Previous Examples of Discretionary Bonus Height Approval Requirements:

- **LU16-195933 DZM, 710 NE Holladay Street, Oregon Square**
Approval of 30' discretionary bonus height – the additional height provided a tower that served as a gateway to the district and strengthened the Lloyd districts identity as a collection of towers. The added height and its location preserved views from and between existing buildings and mitigated afternoon shadows on the open space within the development.
- **LU16-174250DZM AD, NW 14th Avenue & Glisan Street**
Approval of 75' discretionary bonus height – applicants provided a publicly- accessible parklet across the street. Building design improvements included high quality exterior material, simplified massing with desired step down to the historic district, and a more cohesive pent house design.
- **The Casey, NW Everett and 12th**
Approval of 75' discretionary bonus height – applicants transferred FAR from a contributing structure in NW 13th Historic District to prevent its demolition, installed a large 10-12 story tall art piece. Furthermore, additional height would have minimal impacts on the skyline given the quarter block development.
- **LU14-230014 DZM, Block 136, 1241 NW Johnson Street**
Approval of 30' discretionary bonus height for the higher tower – location of the higher tower on the east side of the block allowed the massing to step down to NW 13th Avenue, an at grade central courtyard activated by commercial uses.

b) Potential Options

The applicant is proposing the following options to better meet the design guidelines for the 60' bonus discretionary height.

1. **Neighborhood Association Space:** This proposal provides space for the Pearl District Neighborhood Association within the building. Two options will be discussed with the PDNA on 12/19.
 - a. Ground floor retail space revised to a community room, OR
 - b. Level four space adjacent to the 13th Ave terrace is reserved for a community room. A portion of the exterior terrace could also be reserved for neighborhood events. Potentially garden plots could be considered.

Staff Recommendation: The community rooms on the 4th floor do not have a direct public access and retail space, rather than a community room, would better activate the street. Staff does not recommend this option as it will be difficult to make a finding that these amenities will better meet the design guidelines.

- 2. Reduced Massing along NW 13th Street:** The development includes a significant 20' terraced setback on the 4th floor.

Staff Recommendation: A reduced massing and scale that responds to the lower scale of this street and the neighboring NW 13th Avenue Historic District, would be required to meet the guidelines A5-1-1 & C4. However, the significant 20' setback and the meaningful scaling of the elevation could be considered to better meet some of the guidelines, but this would not be sufficient in of itself to qualify for a 60' height **bonus**.

- 3. NW 14th Street Improvements:** The applicants have proposed to set aside a fund of \$250,000 to address NW 14th street improvements between Lovejoy and Kearney. These improvements could include: traffic study, protected bike lane, bike box & Lovejoy signal, bike sharing station, storm water planter, sidewalk extensions on both east and west intersections, concrete sidewalks at Kearney to cleanly terminate the cobble stone area, and removing existing asphalt and concrete patches and restoring cobblestones along NW Kearney.

Staff Recommendation: Traffic studies and bike lane improvements are not addressed by the guidelines. However, the attached "NW 14th Avenue Protected Bike Lane Concept" improvements would constitute a substantial public amenity. The proposal includes vacating a part of the street and extending the curb by 25' to the west to align with the blocks north and south of the subject site. Curb extensions at the intersections, a protected bike lane, 15' sidewalk and potential signal relocation are included in this project. The applicants have been advised to work with a civil engineer & PBOT to better understand the cost implications. This would constitute a significant public amenity that better meets guidelines A8, B1, B2, B3 & B4

The proposal to remove existing asphalt and concrete patches and restore cobblestones along NW Kearney would also better meet guidelines, depending on the extent of required restoration. The applicants have been advised to have this information available at the hearing.

- 4. Off-site Improvements:** In the event of NW 14th Avenue Concept not being a viable option, the applicants are encouraged to explore other off-site improvements that would better meet the pedestrian/open space guidelines.

Commission feedback is requested regarding the proposed design, modifications and discretionary bonus height approval criteria.

