



City of Portland Design Commission

Design Advice Request

DISCUSSION MEMO

Date: January 31, 2019
To: Portland Design Commission
From: Staci Monroe Design Review
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Re: EA 18-261137 DA – Holden of Pearl, Senior Housing
 2nd Design Advice Request on February 7, 2019

Attached is a drawing set for the 2nd Design Advice Request (DAR) meeting scheduled on February 7, 2019. The 1st DAR occurred on December 13, 2018. A summary of the feedback provided is attached.

I. PROGRAM OVERVIEW

- 16-story building on a full block site at the northeast corner of NW Quimby and NW 13th.
- Senior living facility with 224 residential and group living units with 149 parking stalls.
- Ground level uses include commercial, lobby and memory care units. Assisted living and residential amenities in levels 1-4 with Independent living units in the tower from Levels 5-16.
- Parking and loading access off NW Quimby Street
- Rooftop terraces at levels 2, 3, and 5.
- Modifications include ground floor windows on 12th and loading and bicycle parking standards.

II. DEVELOPMENT TEAM BIO

Architect	JP Emery Ankrom Moisan Architects, Inc.
Owner’s Representative	Jeremiah Jolicoeur Alliance Realty Partners, LLC
Project Valuation	TBD

III. FUTURE APPROVAL CRITERIA: Central City Fundamental Design Guidelines and the River District Design Guidelines (see attached matrix)

IV. STAFF ANALYSIS & RECOMMENDED DAR DISCUSSION TOPICS - Staff advises you consider the following among your discussion items on February 7, 2019:

CONTEXT

1. **Policy.** The following summarizes key policy context as it applies to the subject site.
 - a. **Central 2035 Plan** (The Pearl District) - The district is envisioned as a highly livable and multimodal urban neighborhood, which is culturally and ethnically diverse, family friendly complete neighborhood, with excellent access to public amenities. The area combines new architecture within the context of its industrial past. The Urban Design Concept highlights a *desired retail/commercial character along 13th Avenue and desired boulevard character along NW 12th Avenue.*

- b. **Development Standards** (Title 33) - Though early in the design process, the proposal appears generally compliant with zoning code standards. Anticipated modifications include ground floor windows standards along 12th and loading dimensions, and bicycle parking spacing standards.
 - c. **Streets** - NW Quimby & NW 13th Avenue are local service streets. NW 12th Avenue and Raleigh are designated as transit access streets but are not platted and include 25' wide pedestrian easements as part of the Hoyt Street Yards Central City Master Plan.
2. **Natural.** The site has a gentle topography, with a grade increase of approximately 2.5' from west to east. Due to the site's location in the 1996 Flood Inundation Area, flood protection elevation of 32' is required that raises the first floor by 3' along NW 13th and 0.5-1' along 12th.
 3. **Built.** The North Pearl District has a mix of generally more historic industrial buildings to the south and more modern buildings to the north. The historic 13th Street loading docks are a key defining feature.

Consider the following CONTEXT discussion topics (*Guidelines A3, C1, C4*)

- **Massing** - At the prior DAR there was not a consensus with the tower location (west versus east side on podium). The applicant was asked to study the tower on the east side to allow the lower podium to be the stronger response to the existing buildings on 13th. The applicant has included compelling information to support the original tower location, stepped back 20' from the podium on 13th. The vacant parcel to the east will likely locate a tower on its western half given the 100' height limit on the eastern half of the lot (pgs. 20-23). Two large towers less than 60' apart would result in a dark, undesirable space along 12th. Staff is supportive of the original location of the tower and the simplified massing that accompanies the podium changes discussed below.
- **Block Structure** – As noted above, the site has 25' wide pedestrian easements along the north (Raleigh) and east (12th) frontages in lieu of dedicated streets, which would typically be 60' wide. This affords a building footprint larger than the standard 200'x200' block. At the prior DAR the Commission recognized the larger footprint and unanimously suggested pulling the building back from the NW 12th pedestrian path to better align with the block structure to the south and provide a more generous pedestrian path.

In response, the building has been reduced by 5' in the east/west direction resulting in a building footprint of 210'x210'. This results in an overall width between buildings of at least 35' and potentially 40' if the future building to the east is required to setback a similar distance from the property line (see pg 39). As requested, the applicant provided two examples of projects with similar width between large buildings that appear successful. The additional width combined with other changes made to the massing and program is moving in the right direction. From a block structure perspective, Staff is not positive the extra 10' in each direction will be perceived, especially given the terminus location of the site at Raleigh and 12th.

PUBLIC REALM

1. **Site organization.** The active use and loading dock is located along NW 13th, while the residential use aligns with the other 3 frontages. The program and entries along 13th have been revised but still contain deep active spaces along the dock. Memory care units have been shift to the other 3 frontages with the outdoor courtyard reoriented to 12th.
2. **Circulation System.** NW Raleigh and NW 12th Avenue have pedestrian easements and provide pedestrian pathway and bikeway access around the site. Parking and loading access

is now only off NW Quimby Street, and residential drop off has been incorporated into the garage

Consider the following PUBLIC REALM discussion topics (A8, B1, B2, B4, B5, B6 & C6)

- **NW Raleigh Street** - Eliminating the Porte Cochere and internalizing the drop-off area has significantly improved the viability of NW Raleigh becoming a pedestrian/bike accessway that complements the outdoor courtyard of the Abigail to the north. NW Raleigh will continue to provide emergency vehicle access and potentially garbage may be serviced through a person-door. Commissioner feedback on how this accessway could have more placemaking elements given its adjacency to the Abigail courtyard while still accommodating limited vehicle access is encouraged.
- **NW 12th Avenue** – As noted above, the building has been setback an additional 5' from the 12th pedway. In addition, the memory care courtyard has been relocated to this frontage. Together, these shifts break down the mass and provide articulation along this long, narrower frontage. The additional width allows for more layered landscaping to provide a buffer along the residential units and the private courtyard for memory care patients. Seating, decorative walls or similar elevations and pedestrian nodes are being considered along this path. Commissioner feedback on the width and design elements within the pedway are encouraged.
- **NW Quimby** – As noted above, the drop-off has been incorporated into the garage which is accessed off Quimby. Both loading spaces have also been integrated into the garage entry resulting in a reduced curb cut (only 24' wide). Commercial use has been wrapped along Quimby for one bay, while the memory care courtyard and shifted to the east side allowing residential units along Quimby. The units are required to be raised above the sidewalk due to the floodplain allowing some privacy for the occupants.

QUALITY

1. **Material.** The primary building material under consideration is red brick, which is a high quality material that is heavy utilized in the district.

Consider the following QUALITY discussion topics: (Guidelines C2 & C5)

- **Brick color** - Staff questions the use of red brick on the tower. Most red brick on NW 13th is found on medium scale buildings, not a 16-story tower. Discussion of the appropriateness of the brick color is encouraged.

*Enclosures: 11x17 Drawing set
1st DAR Summary Memo dated 12/20/18
Design Guidelines Cheat Sheet*