



# Northwest District Association

February 2, 2021

## **Bureau of Development Services**

1900 SW 4<sup>th</sup> Avenue  
Portland, Oregon 97201

## **RE: EA 20-219923 DA – Slabtown Savier, Blocks 261 and 262**

The NWDA Planning Committee reviewed the DAR submittal with the applicant and the design team for the above referenced project on Jan 28 2021. We offer the following comments from the members for your consideration:

### **General**

1. Appendix A of the Con-way Master Plan envisioned Block 261 to be high rise office use. The allocation of developable floor area in the CMP area has been in question for 18 months, and needs to be resolved. The site has a 150' height allowance, and should have floor area available to it to develop to that density;
2. The CMP indicated office use on Block 261 due to its direct adjacency to the Hwy 30 viaduct, and the site being unsuitable for residential uses due to the acute distribution of particulate pollution from the viaduct;
3. The 20<sup>th</sup> Ave LID did not provide frontage improvements along NW Thurman St. They need to be provided to reconnect the street's sidewalks as intended;

### **Massing and Access**

1. St Patrick's Church representative is highly concerned that the proposed buildings will dwarf the NRHP church building and its landmark dome;
2. Several comments that the massing seems backwards; that Block 261 should be higher than Block 262, stepping down to the neighborhood;
3. Several comments that the Block 261 building needs to have more mass to the west and less toward the church;
4. There is a general concern regarding the orientation of many units on Block 262 toward an interior property line, and subsequent redevelopment of the adjacent property resulting in courtyards without meaningful sunlight and view access;
5. The location of the Block 262 parking access on NW Raleigh is at the site's high point, and places another parking access on a street that already has several, creating an inappropriate concentration of traffic. The NW District Plan and the CMP both encourage a distribution of parking access locations. They can be compatible with the greenway designation on NW Savier St.

### **Façade and Frontage Design**

1. The proposed buildings have the appearance of being a single building that is bisected by NW Savier St; they are essentially identical in their materials and façade composition;



2. The facades are generally broken down into smaller elements, but the Savier St facades are still ~150' long uninterrupted planes of painted fiber cement shingles;
3. The general façade strategy is very similar to that of several buildings in Slabtown, which, although mostly successful, calls for some variety;
4. The ground level residential units' relationship to the sidewalk and street are critical: setback stoops are more successful than recessed stoops, both need to be minimum 3' above sidewalk per CMP guidelines;
5. The top floor outdoor amenity area does not appear to take advantage of the available south exposure and sunlight;
6. What's unique on these two different sites, and are these buildings capturing those characteristics?

#### **Pocket Park at St Patrick's**

1. The concept of the pocket park in the CMP was to provide a significant setback from the east property line of Block 262 that could be combined, visually, with the sideyard of the church to create a respectful courtyard. The proposed design appears to create a visual separation from the church rather than combing it;
2. The mid-block crossing on NW Savier St has been located adjacent to the pocket park, but does not seem to relate to it, or create an extension of it;
3. The proposed design ground plane design does not appear to be responding to the west façade of St Patrick's in a clear way, and seems arbitrary;
4. The committee would encourage the development team to consider uses in the area indicated as Bike Lounge to be more related to the church, i.e. day care, etc.
5. Joint use of a common courtyard/pocket park would be preferred.



Best Regards,  
Northwest District Association Planning Committee

A handwritten signature in black ink, appearing to read 'Steve Pinger', with a horizontal line extending to the right.

Steve Pinger  
*member, NWDA Planning Committee*