



City of Portland

Design Commission

## Design Advice Request

EA 20-219923 DA

# Conway Blocks 261 & 262

February 4, 2021

Staff Presentation

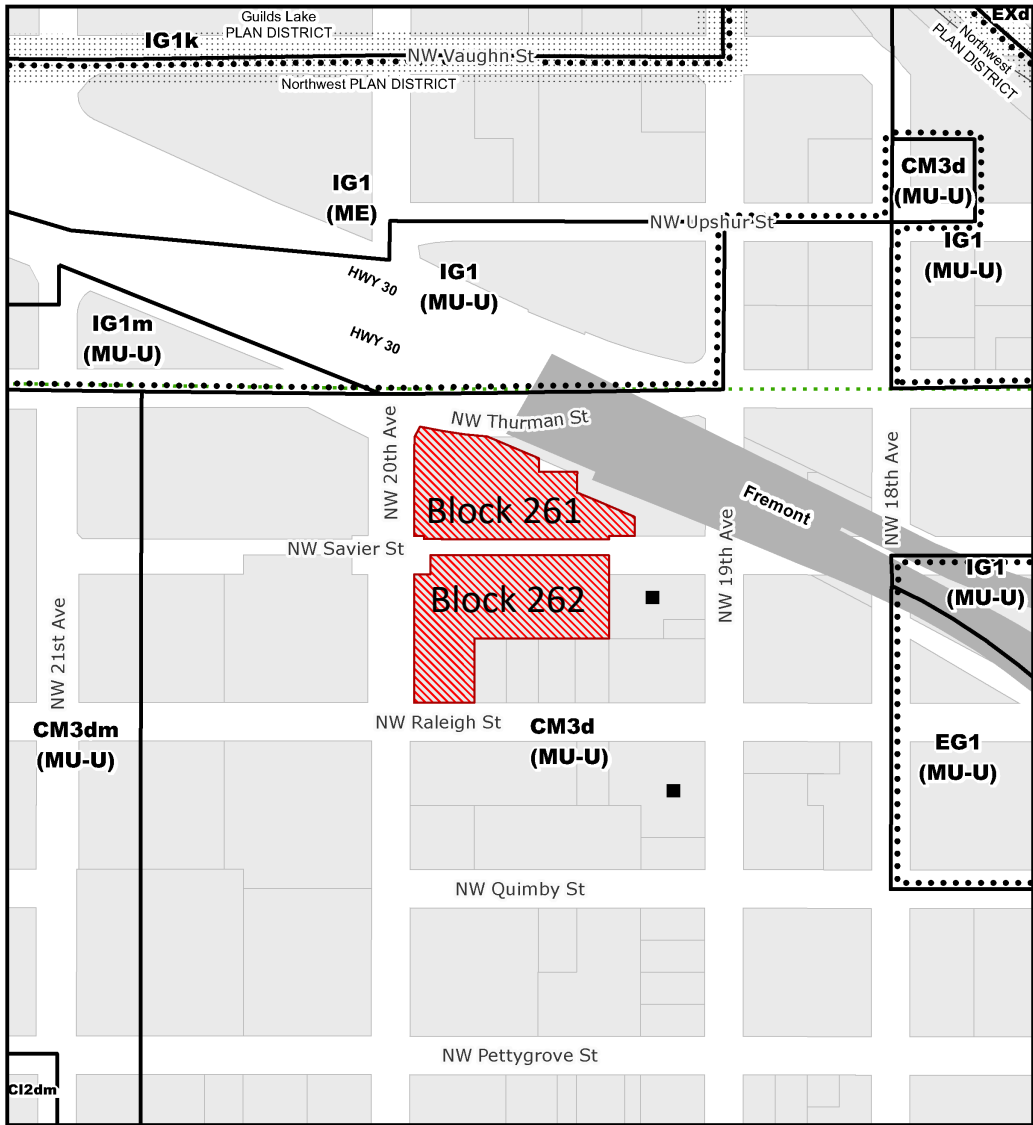
**Staff Introduction**

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**Public Comments**

**Commission Discussion**



**ZONING** ↑  
NORTHWEST PLAN DISTRICT

-  Site
-  Historic Landmark
-  Recreational Trails

File No. EA 20 - 219923 DA  
 1/4 Section 2827,2828  
 Scale 1 inch = 200 feet  
 State ID 1N1E28DC 3900  
 Exhibit B Dec 02, 2020

# Location

Northwest Plan District  
 Con-way Master Plan Area

# Approval Criteria for Future Design Review

Section 5 of the Con-way Master Plan (LU 12-135162 MS)

Community Design Guidelines

PZC 33.825.040 – Modifications That Will Better Meet Design Review Requirements

# Zoning

## Base Zone:

EXd, Central Employment, Design Overlay

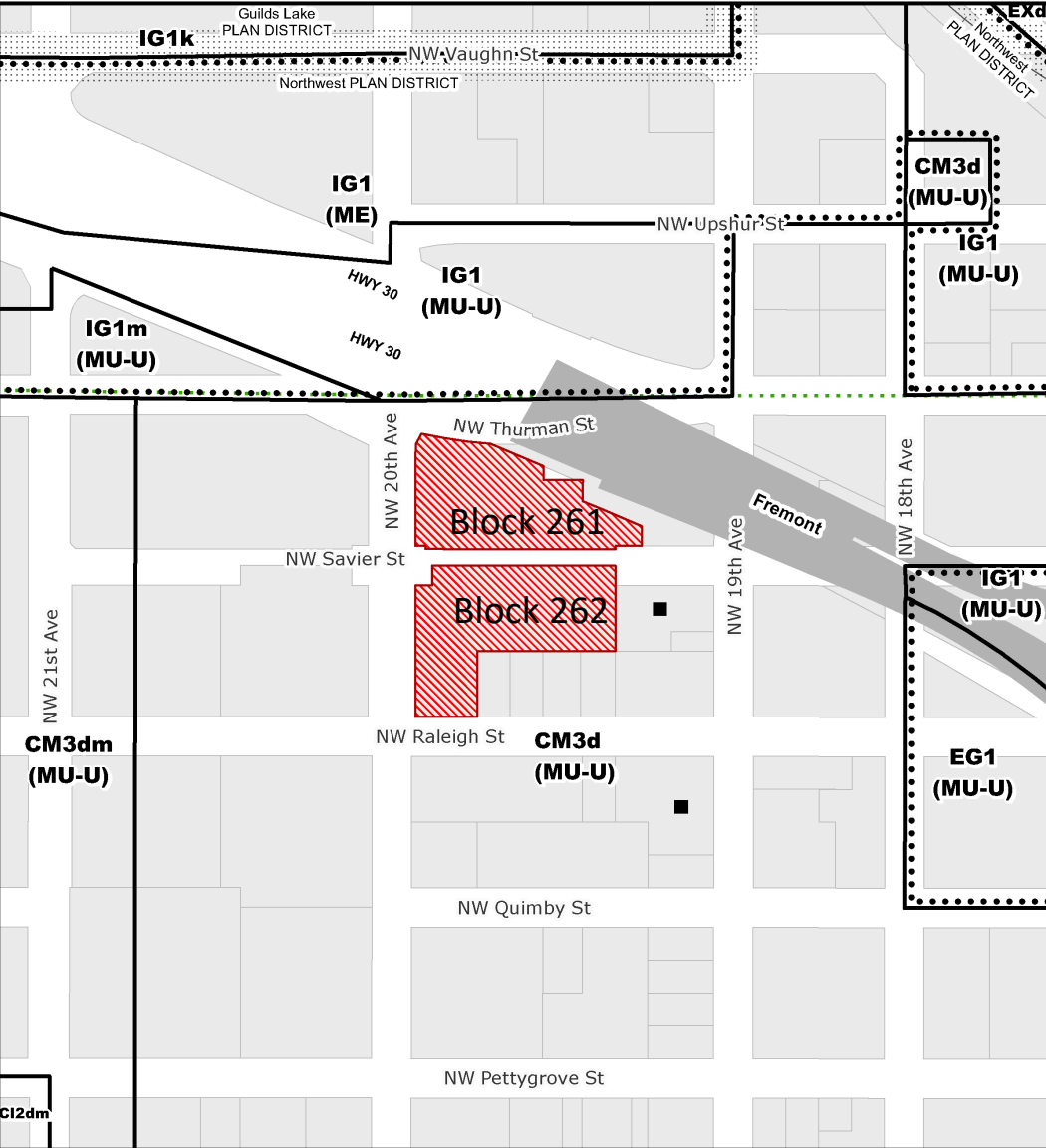
## Site Area:

Block 261 (north side of Savier) - 48,080 SF  
 Block 262 (south side of Savier) - 57,200 SF  
 Combined - 105,280 SF

## Floor Area Ratio:

3:1 for Conway Master Plan Area as a whole, approximately  
 12,280,850 SF

Proposed: 289,759 SF for both blocks combined



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1/4 Section	<u>2827,2828</u>
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Exhibit	<u>B Dec 02, 2020</u>

# Zoning

## Conway Standard 8: Standards on Streets & Open Spaces

### Block 261

- Applies on south frontage on NW Savier St

### Block 262

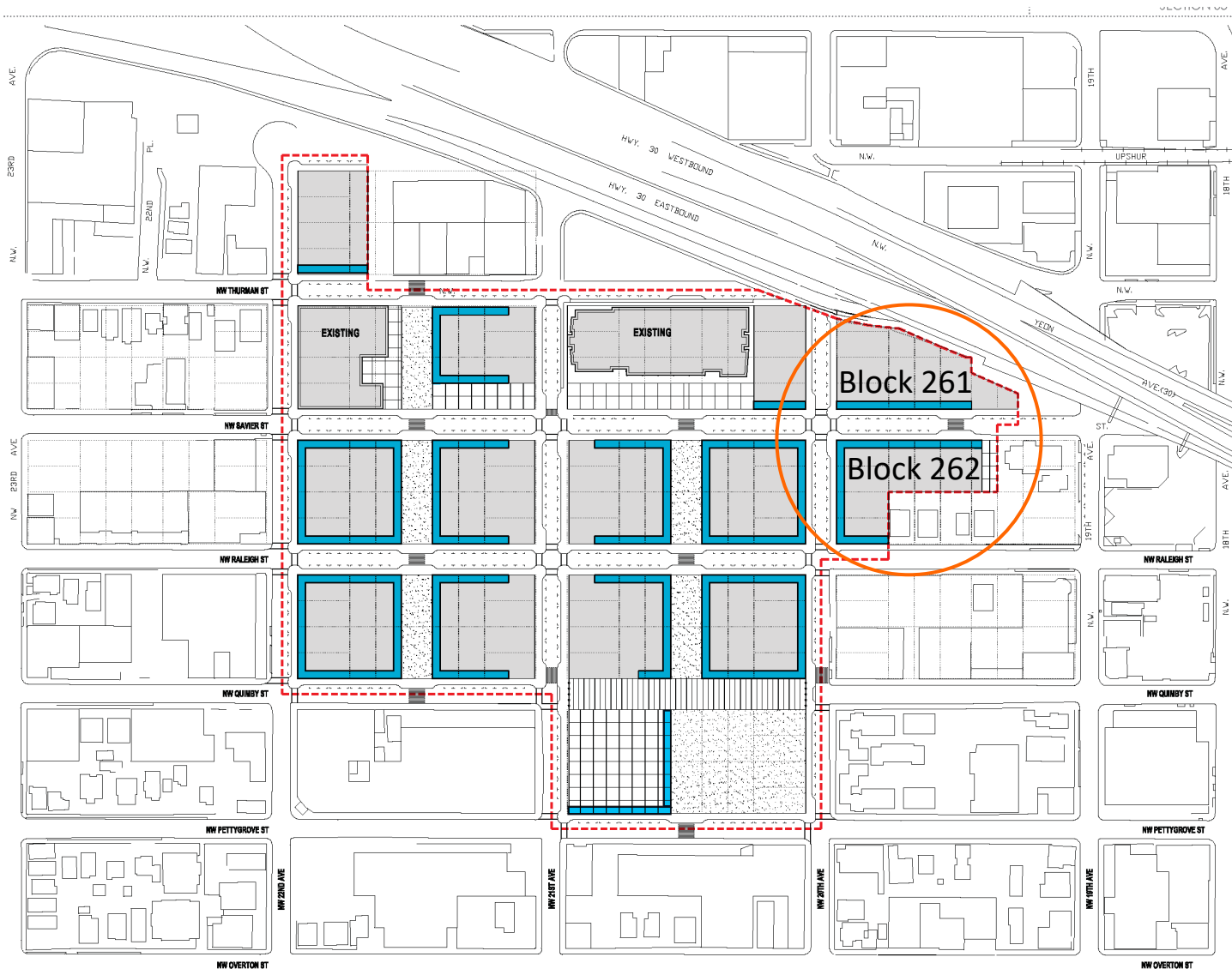
- Applies on north frontage on NW Savier St
- Applies on west frontage on NW 20th St
- Applies on south frontage on NW Raleigh St

### Standard 8.D. Ground floor active use standard.

To accommodate active uses, standard must be met along at least 50% of ground floor walls in designated frontages.

Designed areas must meet the following standards:

- 8.D.1. The distance from the finished floor to the bottom of the structure above must be at least 16 feet. The bottom of the structure above includes supporting beams;
- 8.D.2. The area must be at least 25 feet deep, measured from the façade;
- 8.D.3. At least 35 percent of the ground floor wall area must be windows and doors.







**Context**



Block 261



Block 262

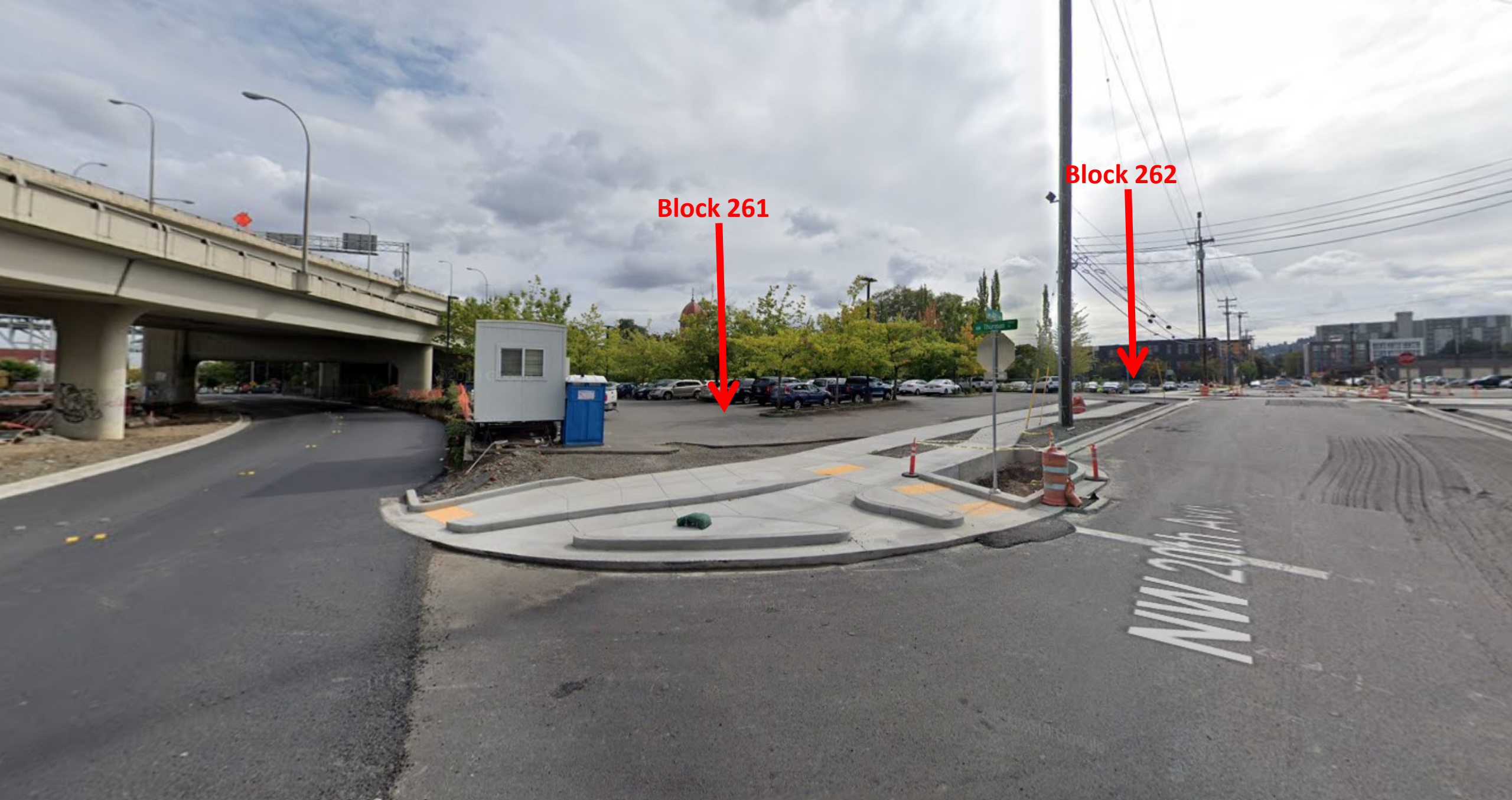


NW Savier St

Google

Looking east down NW Savier

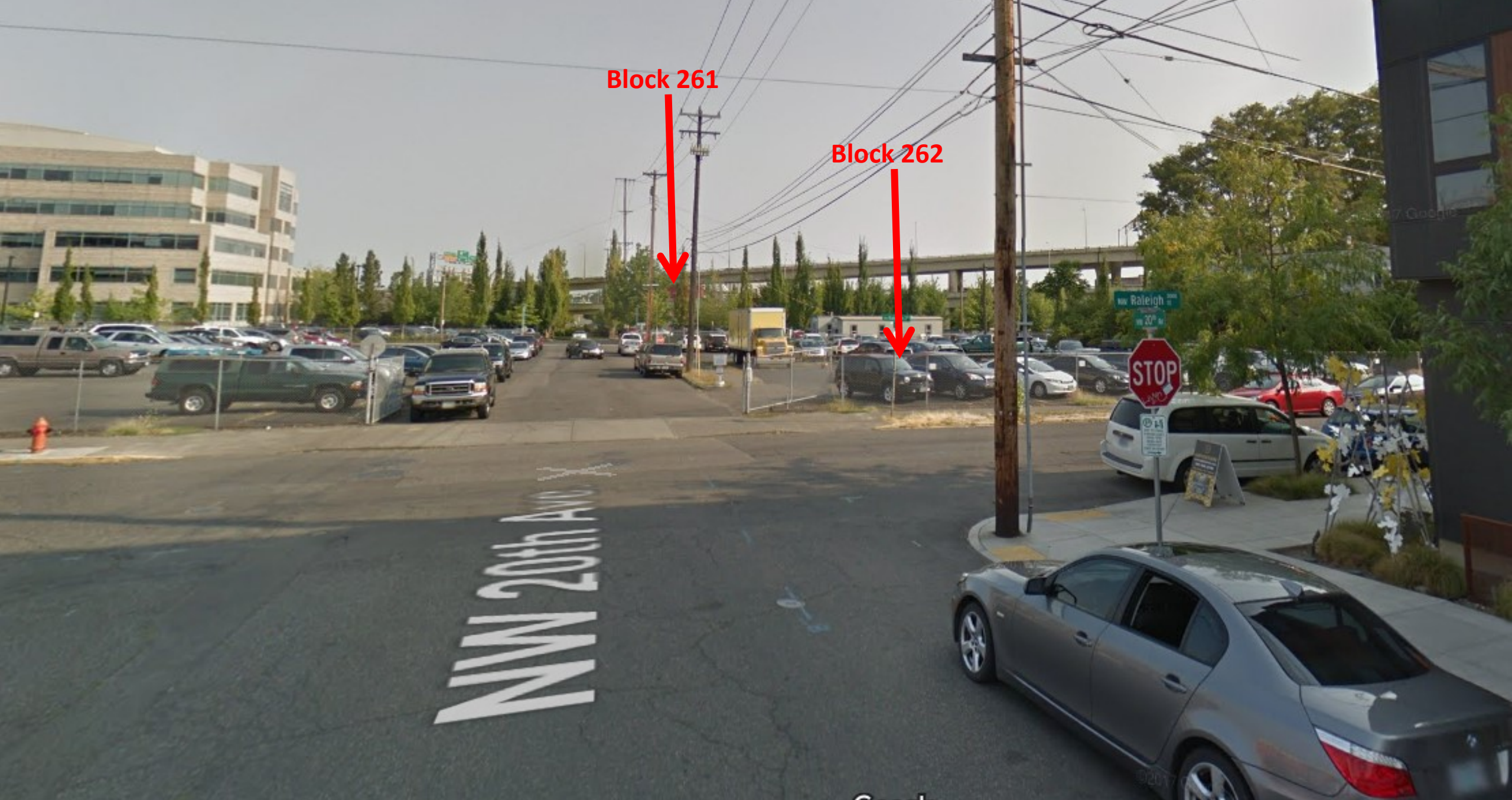




Block 261

Block 262

Looking southeast at intersection of NW Thurman and 20<sup>th</sup>



Block 261



Block 262



Looking north down 20<sup>th</sup> from Raleigh & 20<sup>th</sup>



Block 262



Looking east down NW Raleigh



Block 262

Block 261

Looking west down NW Savier

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## Memo Topics:

1. Building Design Relationship to St Patrick's Church
2. Pocket Park West of St. Patrick's Church
3. Ground Floor Programming and Ground Floor Residential Units
4. Balconies
5. Parking & Loading
6. Façade Articulation, Materials, and Weather Protection

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# Topic #1 – Building Design Relationship to St Patrick’s Church:

- Built in 1891
- National Register Historic Landmark



## Topic #2 – Pocket Park West of St. Patrick’s Church:

- Ground level uses abutting park
- Park design – public vs privatized space – not a private courtyard for the building
- Limitation on hours for closed gates

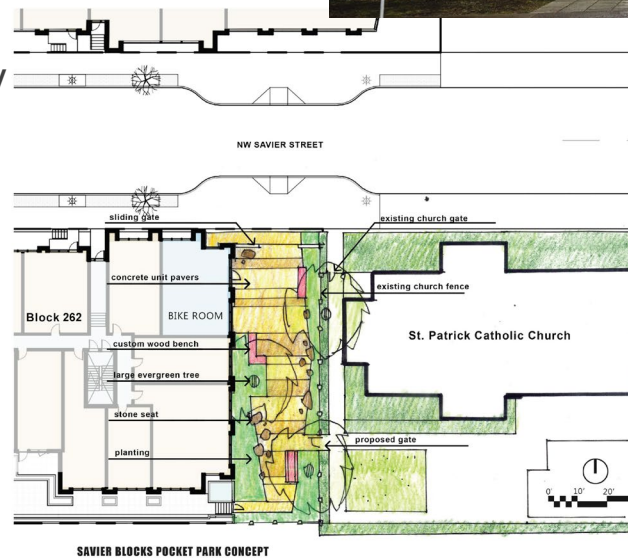
Conway Design Guideline 7.F requires that Block 262 provides land for a small pocket park west of St. Patrick’s church and includes the following direction:

- 7.F.1 Design the space to give the historic church some “breathing room” and to provide opportunities for informally programmed activities organized primarily by adjacent development, the church or neighborhood.
- 7.F.2 Design of this pocket park shall be in collaboration with St. Patrick’s Church.

Conway Design Guideline 2 notes there should be an active ground floor adjacent to parks.

Conway Design Guideline 1 states that buildings should provide human scale along edges of open space with door, window and wall treatments relating and contributing to pedestrian enjoyment

Conway Design Guideline 5 specifies that transitions should be provided between the public and private realms when residential structures abut streets, parks and pedestrian accessways.



custom bench



concrete unit pavers



sliding gate

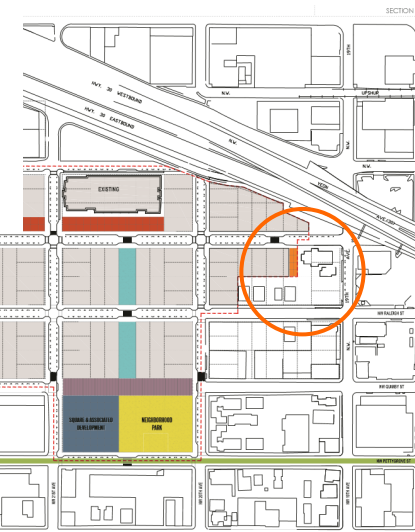


planting



large evergreen trees

stone seat





# Topic #3 – Ground Floor Programming and Ground Floor Residential Units:

- Extensive ground floor residential frontages
- Stoop design will be key – adequate vertical and horizontal setbacks to allow privacy
- Most corners activated, but northwest corner and northern end of Block 261's frontage on 20<sup>th</sup> problematic



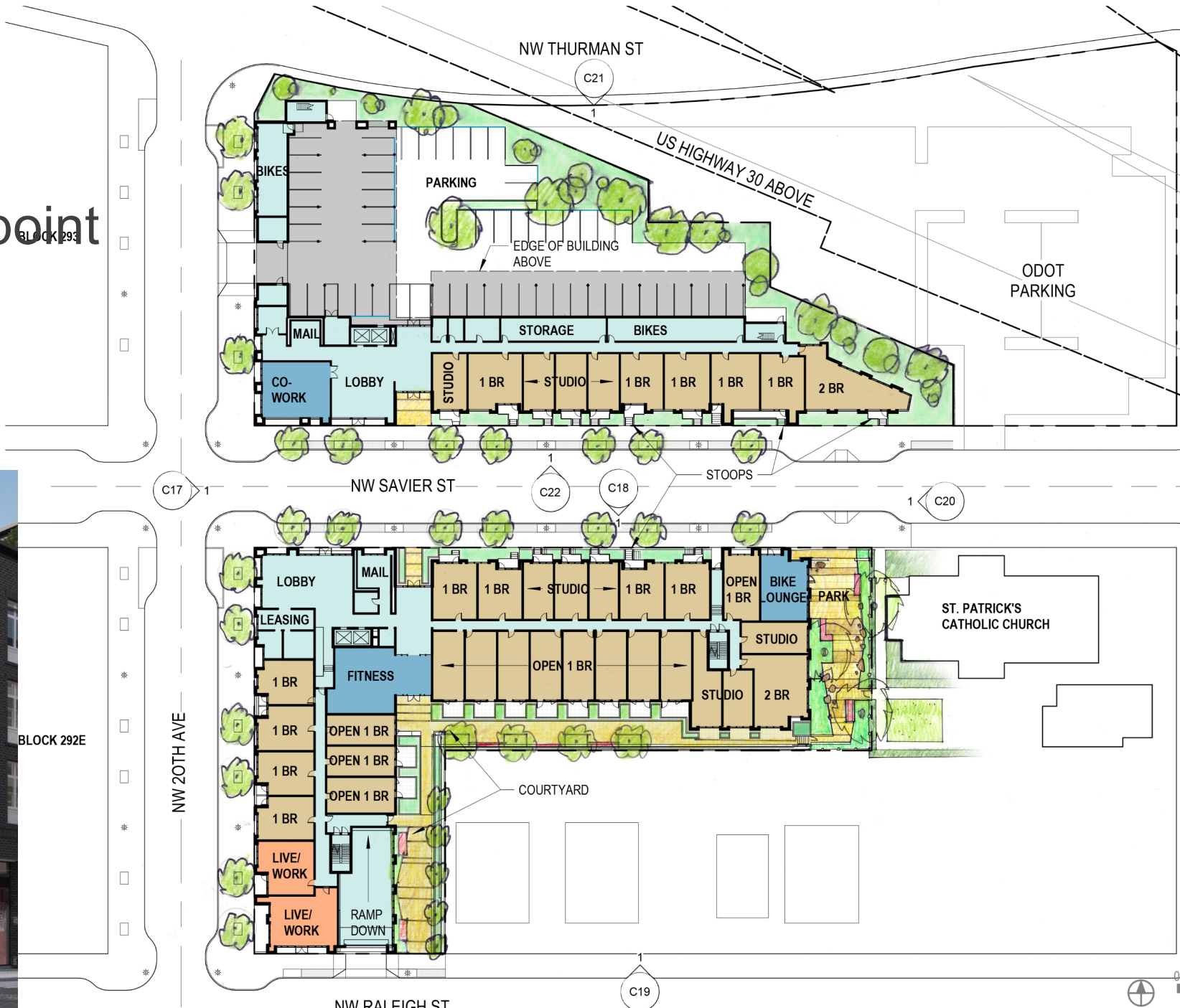
## Topic #4 – Balconies:

- Façade activating for all buildings that are entirely residential
- Increase activity and life on the building's exterior
- Con-way Design Guideline 1 calls for porches and balconies
- Providing outdoor areas where active uses can take place and signs of occupancy can take root, enriching the pedestrian experience



# Topic #5 – Parking & Loading:

- Single vehicle access point ideal
- Canopy on 20<sup>th</sup> Ave



## Topic #6 – Façade Articulation, Materials, and Weather Protection:

- Breaking down long frontages
- Materials: Brick and painted fiber cement shingles
- Extent of weather protection around the site



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