

1706 NW 24th Avenue

Project Description

Construction of a new, 4-story, 40,000 sf mass timber office building and 1,250 sf single story office building for a single tenant. The 34,036 sf site has frontages on NW Thurman Street, NW Savier Street and NW 24th Avenue. The main office building will occupy the corner of Savier Street and 24th Avenue and the single story office building will front Thurman Street. The two buildings will be linked by a pedestrian path and a green space will occupy the center of the site. The remaining site area will be 34 surface parking spaces and one loading space. Stormwater will be handled on site with dry wells.

Modifications and Adjustments

Maximum Building Height

Commercial Mixed-Use 2 Zone (33.130)

Table 33.130-2 indicates a base height of 45 feet in CM2 Zone

Table 33.130-2 indicates a maximum height with bonus of 55 feet in Mixed Use-Urban Center

33.130.210.C.8 indicates that in CM2 zones base height and bonus height may be increased by 5 feet when at least 75 percent of the ground floor has at least 15 feet between the floor and the bottom of the structure above.

Northwest Plan District (33.562)

33.562.210 indicates that maximum building heights allowed are shown on Map 562-4.

Map 562-4 indicates that maximum height is determined by Base Zone

Proposal:

The proposed building exceeds the base height limit and requests a modification to allow an additional 5 feet in height in addition to the allowable 5 feet high ground floor ceiling exception for a total of 55 feet of overall building height. The two factors that necessitate the request for additional height are the desire to create open space on the site and to accommodate the floor to floor heights required for a mass timber office building. Office floors require column free spaces with deep, long span glulam beams. In order to accommodate the depth of the beams, recent mass timber office buildings have been using 13 feet or greater floor-to-floor heights.

Approval Criteria:

- A. The resulting development will better meet the application design guidelines:

The increased building height allows for a 4-story office building, leaving site area for a centrally located green space and potential future development. The building provides a greater step down height setback along NW 24th Street than required. The additional 5 feet of height will result in a more compact building that is in keeping with the scale of buildings in the neighborhood.

- B. On balance, the proposal will be consistent with the purpose of the standard for which a modification is requested to be integrated into the project.

The purpose of the regulation is to control the overall scale of building to remain consistent with the scale of existing structures and reflect the pedestrian oriented landscape. The additional height requested is consistent with other developments in the immediate area along Savier Street which also requested and received additional height modifications.

Minimum FAR

Commercial Mixed-Use 2 Zone (33.130)

Table 33.130-2 indicates a maximum FAR of 2.5 to 1 and no minimum FAR.

Northwest Plan District (33.562)

33.562.220 indicates a minimum FAR of 1.5 to 1 in the CM2 zone

Proposal:

The site is 34,036 square feet which would require 51,054 square feet of building area at an FAR of 1.5 to 1. The proposed design is for 41,250 square feet of building area, approximately 10,000 square feet below the minimum FAR. Maximum FAR allows for a 85,090 square foot building.

The current needs of the client require approximately 40,000 sf of office space, which is below the required minimum FAR. The proposed site layout has been designed to accommodate future development and the maximum FAR of approximately 85,000 sf while maintaining a central open space along Savier Street.

Approval Criteria:

- C. The resulting development will better meeting the application design guidelines:

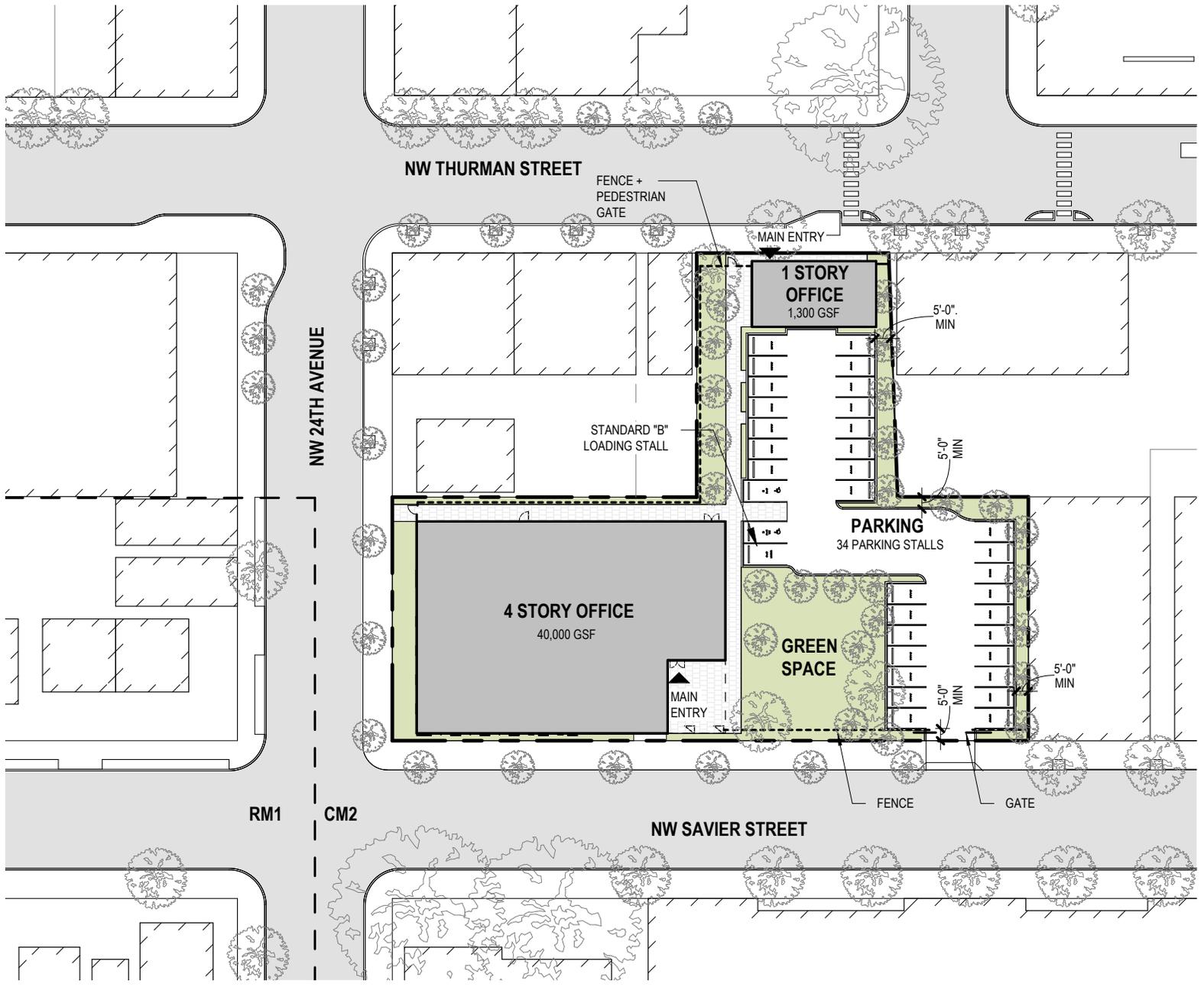
The site is a unique shape with street frontages on three sides. The proposed site plan is designed to best meet the needs of the client today while planning for future potential development that fits with the scale of the surrounding buildings.

- D. On balance, the proposal will be consistent with the purpose of the standard for which a modification is requested to be integrated into the project.

The purpose of the regulation is to encourage a transit-supportive level of development along main streets and streetcar alignment, prevent buildings that are out of scale with the surrounding neighborhood and encourage vehicle parking to be within buildings. The scale of the buildings is consistent with other buildings on NW Savier Street and provides the potential for similarly scaled buildings on the site in the future.

DAR Topics

1. NW Thurman Street is classified as a transit street. The project consists of two buildings. The single story building meets the requirements of 33.130.242 Transit Street Main Entrance. Please confirm this requirement is being met.
2. Overall building height - see modification above.
3. Minimum FAR - see modification above.



1706 NW 24th

EA 21-064475 DA

July 22, 2021

Site Address

1706 NW 24th Ave

Site Area

34,036 sf

Site Tax Account Number

R111125

Zoning

CM2,d,m; Mixed-Use Urban Center Comprehensive Plan Designation, Northwest Pedestrian Zone (Commercial Mixed Use 2, within design overlay zone, and Centers on Main Street Overlay Zone)

Pre-Application Conference

June 02, 2021; EA 21-044825

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The increased building height allows for a 4-story office building, leaving site area for a centrally located green space and potential future development. The building provides a greater step down height setback along NW 24th Street than required. The additional 5 feet of height will result in a more compact building that is in keeping with the scale of buildings in the neighborhood.

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The current needs of the client require approximately 40,000 sf of office space, which is below the required minimum FAR. The proposed site layout has been designed to accommodate future development and the maximum FAR of approximately 85,000 sf while maintaining a central open space along Savier Street.

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Base Zone

Commercial Mixed-Use 2 Zone Standards

33.130.100 Primary Uses

As defined in Table 130-1, Office and Accessory parking are permitted uses in the CM2 zone.

Standard Met

33.130.200 Lot Size

No limitation therefore this standard is met.

33.130.205 Floor Area Ratio

33.130.212 Floor Area Ratio with Bonuses

Per Table 130-2, Base FAR = 2.5:1; Per Table 130-2 Max FAR with bonus = 4:1

No minimum FAR per base zone; Minimum FAR Superseded by Northwest District Plan.

Proposed FAR = 1.21:1; Base Zone Standard Met.

33.130.207 Minimum Density

No dwelling units proposed; Standard does not apply.

33.130.210 Height

Per Table 130-2, Base Height = 45' (*50')

33.130.212 Height with Bonuses

Per Table 130-2, Max Height with Bonuses = 55' (*60')

*33.130.210.C.8 - High ceilings. In the CM1, CM2, CM3, CE and CX zones outside the Central City plan district, base height, step-down height, and bonus height may be increased by 5 feet when at least 75 percent of the ground floor has at least 15 feet between the floor and the bottom of the structure above. The bottom of the structure above includes supporting beams.

Proposed Height = 55'

Pursuing 33.130.210.C.8 - High ceilings

Requesting Adjustment to reach 55'

See Modifications and Adjustments for approval criteria and description

33.130.210.2.B Step-Down Height

Within 15 ft. of lot line across a local service street from RF – R2.5 zones and RM1 and RMP zones

45' required step down (50' Per 33.130.210.C.8)

(NW 24th St is a local service street. Zoned Residential RM1 Across the street)

45' Step down is provided along 24th Ave; therefore standard is met.

33.130.212 Floor Area and Height Bonus Options

No FAR Bonus is being pursued. See above for height.

33.130.215 Setbacks

Per Table 130-2, 10' setback along NW 24th Ave. Max Setback = 10' for 50% of street facing ground.

See 33.266 for setbacks at surface parking

10' Setback provided along NW 24th Ave. Max Setback met along NW Savier St. and NW Thurman St. See Plans. Standard Met

33.130.220 Building Coverage

Per Table 130-2, there is no limit to Building Coverage.

Standard Met

33.130.222 Building Length and Facade Articulation

Facade Articulation

In the CM2 and CE zones, the standard applies to buildings more than 35 feet high that have facade areas of more than 3,500 square feet within 20 feet of a street property line.

C. Facade Articulation

1.a - Applies

Standard Applies to the South Facade along NW Savier Street.

Preliminary Massing/Articulation

<i>South Facade</i>	<i>= 6,713 sf</i>
<i>25%</i>	<i>= 1,678.25 sf</i>
<i>Provided Articulation</i>	<i>= 1,841 sf</i>

Standard Met

33.130.225 Landscaped Areas

Per Table 130-2, 15% of site minimum landscaped area.

15% of 34,036 sf = 5,105.4 sf
Projected Landscaped Area = 6,457 sf (Not including Plaza Area)
Standard will be met

33.130.230 Windows in the CM2 Zone

Windows in street-facing facades.

At least 15 percent of the area of each facade that faces a street lot line must be windows or main entrance doors. Windows used to meet this standard must allow views from the building to the street.

Standard met

Ground Floor Windows

Windows must cover at least 40 percent of the ground floor wall area of street-facing facades that are 20 feet or closer to a street lot line or a publicly-accessible plaza. For the purposes of this standard, ground floor wall areas include all exterior wall areas from 2 feet to 10 feet above the finished grade, and include openings in the walls of structured parking.

If the lot has more than one street frontage, then the ground floor window standard in Subparagraph B.2.a(1). applies to the facade that faces the highest transit street classification. All other ground level street-facing facades that are 20 feet or closer to the street lot line must have windows that cover 25 percent of the ground level wall area.

...If two or more streets have the same highest transit street classification, then the applicant may choose on which of those streets to meet the higher standard.

(NW 24th and Savier have the same transit level classification; NW Thurman is a higher class)

NW 24th Ave: 25% required Standard will be met

NW Savier: 40% required Standard will be met

NW Thurman St: 60% Required (See Centers Main Street Standards) Standard will be met

33.130.235 Screening

All exterior garbage cans, garbage collection areas, and recycling collection areas must be screened from the street and any adjacent properties.

Mechanical equipment located on the ground, such as heating or cooling equipment, pumps, or generators must be screened from the street and any abutting residential zones by walls, fences, or vegetation.

Mechanical equipment placed on roofs must be screened in one of the following ways, if the equipment is within 50 feet of an R zone:

1. A parapet along facades facing the R zone that is as tall as the tallest part of the equipment;
2. A screen around the equipment that is as tall as the tallest part of the equipment; or
3. The equipment is set back from roof edges facing the R zone 3 feet for each foot of height of the equipment.

Standard will be met

33.130.240 Pedestrian Standards

Generally, there must be a connection between one main entrance of each building on the site and the adjacent street. The connection may not be more than 20 feet longer or 120 percent of the straight line distance, whichever is less.

An additional connection, which does not have to be a straight line connection, is required between each of the other streets and a pedestrian entrance. However, if at least 50 percent of a street facing facade is within 10 feet of the street, no connection is required to that street.

Standard is met

33.130.242 Transit Street Main Entrance

Meet one of the following:

- a. Face the transit street;
- b. Be at an angle of up to 45 degrees from the transit street, measured from the street property line, as shown in Figure 130-13;

A main entrance is located on NW Thurman St. Standard Met

33.130.270 Fences

1. Fences abutting street lot lines and pedestrian connections. Within 10 feet of a street

lot line or lot line that abuts a pedestrian connection, fences that meet the following standards are allowed:

- a. Fences that are more than 50 percent sight-obscuring may be up to 3-1/2 feet high.
 - b. Fences that are 50 percent or less sight-obscuring may be up to 8 feet high.
2. Fences abutting other lot lines. Fences up to 8 feet high are allowed in required building setbacks along all other lot lines.
 3. Fences in all other locations. The height for fences in locations other than described in Paragraphs C.1 and C.2 is the same as the regular height limits of the zone.

Standard Will be Met

33.130.280 Demolitions

Demolition on a site that requires a demolition permit is subject to the tree preservation and protection requirements of Title 11, Trees. See Chapter 11.50, Trees in Development Situations.

Standard Will be Met

33.130.290 Parking and Loading

See 33.266, Parking and Loading, for minimum required number of bicycle parking spaces and loading areas.

33.130.295 Signs

The project will follow the sign regulations stated in Title 32, Signs and Related Regulations.

33.130.310 Recycling Areas

Requirements for recycling areas are regulated by the Bureau of Planning and Sustainability. See Section 17.102.270, Businesses and Multifamily Complexes Required to Recycle, of the Portland City Code.

Standard will be met

Base Zone Overlay

Centers Main Street Overlay

Applies on Portion of Site along NW Thurman St

33.415.200 Required Ground Floor Active Use

Within 100 feet of a transit street, at least 25 percent of the ground level floor area must be in one of the following active uses. Only uses allowed in the base zone may be chosen:

- A. Retail Sales and Service;
- B. Office;
- C. Industrial Service;
- D. Manufacturing and Production;
- E. Community Service;
- F. Daycare;
- G. Religious Institutions;
- H. Schools;
- I. Colleges. If a College use is provided to meet this regulation, the floor area must be in one or more of the following functions: lobby; library; food service; theatre; meeting area; or
- J. Medical Centers. If a Medical Center use is provided to meet this regulation, the floor area must be in one or more of the following functions: lobby; waiting room; food service; outpatient Clinic.

Office Use Proposed Along NW Thurman. Standard Met

33.415.310 Minimum Floor Area Ratio

- A. In the Inner Pattern Area the minimum floor area ratio (FAR) for all new development is 0.5 to 1. Pattern areas are shown on Map 415-1.

Minimum FAR standard superseded by Northwest District Plan.

Proposed FAR = 1.21:1; Overlay Standard Met.

33.415.320 Maximum Building Setback

In the Inner Pattern Area, at least 70 percent of the length of the ground level street-facing facade of the building must meet the maximum building setback standard of the base zone...

Standard Met

33.415.330 Location of Vehicle Areas

In the Inner Pattern area, no more than 30 percent of any transit street frontage may be used for vehicle areas;

No Vehicle areas proposed along NW Thurman St. Standard Met

33.415.340 Ground Floor Windows

The ground floor window standards of the base zones apply to all sites in the Centers Main Street overlay zone, however the percentage of ground floor window required by 33.130.230.B.2.a(1) is increased to 60 percent.

Standard Met

33.415.350 Entrances

- B. Entrance frequency. On transit streets, at least one entrance is required for every 100 feet of building length for portions of buildings subject to the maximum street setback.
- C. Entrance Design. Required entrances must be designed to meet the requirements of 33.130.242 Transit Street Main Entrance.

Entrance provided along NW Thurman St meeting 33.130.242 requirements. Standard Met

District Plan

Northwest Plan District Standards

33.562.210 Maximum Height

Per Map 562-4, Max Height Per Base Zone

[See '33.130.210 Height' for Height Description.](#)

33.562.220 Floor Area Ratios

Minimum FAR

The minimum required floor area ratio is 1.5 to 1.

Proposed FAR = 1.21:1

Seeking Adjustment to Minimum FAR

See Modifications and Adjustments for approval criteria and description

Maximum FAR

Per Map 562-5, Max FAR per Base Zone

Proposed FAR = 1.21:1

Standard is Met

33.562.230 Bonus Options

Project is not within Northwest Plan Bonus zones per Map 562-6. Base zoning bonuses apply

No bonuses are proposed

33.562.240 Standards on Main Streets and the Streetcar Alignment

(Standard would apply along NW Thurman St.)

Ground Floor Active Use

Areas designed to accommodate active uses must meet the following standards:

1. The distance from the finished floor to the bottom of the structure above must be at least 12 feet. The bottom of the structure above includes supporting beams;
2. The area must be at least 25 feet deep, measured from the street-facing façade;
3. At least 25 percent of the area of the street-facing façade of the portion of the building designed to meet the requirements of this subsection must be windows and doors; and
4. Parking is not allowed in the areas designed to meet the standards of this subsection.

Standard Met

Location of Parking

Surface parking is allowed only when separated from main street and streetcar alignment frontages by buildings that meet the ground floor active use standard of Subsection D. See figure 562-1.

Parking to be separated from NW Thurman St by Active Use. Standard Met
Motor vehicle access.

Motor vehicle access to a vehicle area or structure is not allowed from a main street or streetcar alignment

No vehicular access proposed on NW Thurman St. Standard Met

33.562.270 Minimum Active Floor Area

Does not apply. Project is not within minimum Active Zone per Map 562-7

33.562.280 Parking

Minimum parking

There are no minimum parking requirements.

Maximum surface parking area

No more than 20,000 square feet of surface parking is allowed on a site.

Proposed parking area = 9,915 sf. Standard is Met.

33.562.300 Northwest Master Plan

Not required. Project is not within Designated area per map 562-9

Parking and Loading

33.266

33.266.115 Maximum Allowed Parking Spaces

1 per 294 sf = maximum parking allowed

41,250 sf / 294 = 141 parking spaces

34 provided. Standard met.

33.266.130 Development Standards for All Other Development

Frontage limitation

The standard of this Paragraph applies outside the Central City plan district in the RX, CR, CM1, CM2, CM3, CE, CX, EG1, EX, CI, and IR zones. Where vehicle areas are adjacent to a transit street or a street in a Pedestrian District, no more than 50 percent of the frontage on the transit street or street in a Pedestrian District may be used for vehicle areas. Sites where there is less than 100 square feet of net building area are exempt from this standard.

Proposed parking only fronts NW Savier St. Length Proposed is less than 50%.

60' of frontage proposed. Total Site Frontage on NW Savier = 261.09'. Parking Frontage = 23%

Standard Met.

Parking area setbacks and landscaping

Per Table 266-5. 5' setback with Level L2 landscaping required at street lot line and lot line abutting 'C' zones

Setback Provided at Street and Lot lines abutting 'C' zones. Standard Met.

Interior Landscaping

Amount of interior landscaping required. In all zones, interior landscaping must be provided for sites where there are more than 10 parking spaces on the entire site. At least 45 square feet of interior landscaped area must be provided for each parking space.

Exception for existing parking lots. Where compliance with Subparagraph G.3.a, above, would result in the loss of existing required parking spaces, the amount of parking required is reduced by the amount needed to accommodate the minimum landscaping required.

Standard Will Be Met

33.266.200 Bicycle Parking Standards

See table below for required Long-term and Short-term bicycle parking spaces.

Long Term

Office 1 per 1,800 sq. ft. of net building area

41,250 sf / 1,800 = 23 Long Term Bikes

Standard Will Be Met

Short Term

Office 1 per 20,000 sq. ft. of net building area

41,250 sf / 20,000 = 3 Short Term Bikes

Standard Will Be Met

33.266.310 Loading

- One loading space meeting Standard A is required for buildings with at least 20,000 and up to 50,000 square feet of net building area in uses other than Household Living.
- Two loading spaces meeting Standard A are required for buildings with more than 50,000 square feet of net building area in uses other than Household Living.

Proposed Building = 41,250 sf

1 Standard 'A' required

Requesting Adjustment to reduce to Standard 'B' Loading Stall.

Loading Demand Study Being Completed by Licensed Traffic Engineer.

Loading to be provided within off street surface parking lot. Loading will not open directly onto traffic

Criteria #	Description	Criteria	Applicable (Y/N)	Response
P1	Sense of Place	"Enhance the sense of place and identity by incorporating site and building design features that respond to the area's desired characteristics and traditions."	Y	See NWRPD response below
P1 (NWRPD)	Sense of Place (NW Plan District)	"Continuing the area's established pattern of partial-block building massing. Street frontages of large projects should be divided into building volumes or distinct wall planes that are no wider than 50 to 100 feet, through means such as: separate structures, courtyards, setback variations, or vertical projections or recessed areas Respecting the historic industrial character of the Upshur Street Warehouse District (centered around NW Upshur and NW Thurman Streets, between NW 15th and NW 20th Avenues). This area is characterized by early twentieth-century masonry warehouse buildings, often featuring loading docks and canopies, and whose boxy massing is relieved by generous fenestration."	Y	The new building massing and fenestration is influenced by the early 20th century buildings in the district; it has simple massing and generous fenestration. The one-story office building on Thurman Street is similar in scale to the other buildings on Thurman.
P2	Enhance Historic Districts	"Enhance the identity of historic and conservation districts by incorporating site and building design features that reinforce the area's historic significance. Near historic and conservation districts, use such features to reinforce and complement the historic areas."	N	no historic area identified
P3	Gateways	"Develop or strengthen the transitional role of gateways identified in adopted community and neighborhood plans."	N	no gateways identified
E1	Network of Paths	"Create an efficient, pleasant, and safe network of sidewalks and paths for pedestrians that links destination points and nearby residential areas while visually and physically buffering pedestrians from vehicle areas."	Y	The proposed office building will have landscaped setbacks along NW 24th (10') and NW Savier (3'). The surface parking will be setback with landscaping to create a buffer between pedestrians and vehicular parking. A through-block pathway will be added to connect the new building entry to both NW Thurman and NW Savier.
E2	Stop, visit, rest	"New large scale projects should provide comfortable places along pedestrian circulation routes where people may stop, visit, meet, and rest."	Y	The new green space provides opportunities for employees to relax outside. It connects directly to the building lobby and to the sidewalk on NW Savier.
E3	Sense of Enclosure	"Create a sense of enclosure and visual interest to buildings along sidewalks and pedestrian areas by incorporating small scale building design features, creating effective gathering places, and differentiating street level facades."	Y	The greenery incorporated into the facade on NW Savier softens the building edge as it meets the neighborhood. Additionally, there is a 10' wide landscape buffer between the building and NW 24th frontage. The main entry to the building provides a covered front porch for employees and visitors. This scale and treatment reflects the character of the front porches in the neighborhood.
E4	Active Intersections	"Create intersections that are active, unified, and have a clear identity through careful scaling detail and location of buildings, outdoor areas and entrances."	Y	The new green space, north-south pedestrian connection, and building main entrance together create a new intersection at the center of the site.
E5	Enhance pedestrian comfort	"Enhance the comfort of pedestrians by locating and designing buildings and outdoor areas to control the adverse effects of sun, shadow, glare, reflection, wind, and rain."	Y	The new porch protects pedestrians from sun wind and rain before they enter the building. The new green space is shaded in the afternoon, providing a pleasant place for afternoon gathering. Angled walls on the building are oriented to decrease glare and reflection for building occupants.
D1	Usable Outdoor Areas	"When sites are not fully built on, place buildings to create sizable, usable outdoor areas. Design these areas to be accessible, pleasant, and safe. Connect outdoor areas to the circulation system used by pedestrians."	Y	The main building footprint is scaled in keeping with the ¼ block structure of NW warehouse buildings. By keeping the building footprint dense and blocky, A sizable green space is provided midblock on NW Savier street. This green space is connected to the north-south mid-block pathway and to the sidewalk on NW Savier.
D2	Prominent Main Entry	"Make the main entrances to houses and buildings prominent, interesting, pedestrian accessible, and transit-oriented."	Y	The north-south through site connection allows easy access to the building front door from NW Savier (a transit main street) and NW Thurman (a city bikeway). The main entry and greenspace are at the same elevation and are both accessible.

D3	Variety of Landscape Features	"Enhance site and building design through appropriate placement, scale, and variety of landscape features."	Y	<p>The building is surrounded by greenery buffers.</p> <p>NW Savier St - 3' landscape buffer NW 24th - 10' landscape buffer North Property line - 5' landscape buffer and 5' path East of building - pathway connection and sizable green space</p> <p>Additionally, the building itself serves as a landscape feature - planters are integrated on the south and west facades to reduce glare, and provide a natural connection to the neighborhood.</p> <p>The variety and scale of the landscaped paths, planters, and the green space provide varied opportunities for pedestrians to connect with the landscape.</p>
D4	Integrate Parking	"Integrate parking in a manner that is attractive and complementary to the site and its surroundings. Locate parking in a manner that minimizes negative impacts on the community and its pedestrians."	Y	<p>Parking is located internal to the block. It is screened from Thurman with a new one story office, screened from 24th with a new office building, and screened from mid-block with a sizable greenspace. A 60' length of parking is visible from NW Savier, but also screened with generous landscaping and a semi-transparent fence. Additionally, parking is separated from the east internal property lines with a landscape buffer.</p>
D5	Reduce crime	"Use site design and building orientation to reduce the likelihood of crime through the design and placement of windows, entries, active ground level uses, and outdoor areas."	Y	<p>The site is secured with a building facade, fence or gate on all frontages. The site will be active during business hours and all building frontages have ample windows for eyes on the street. The buildings have no alcoves.</p>
D6	Respect the Original Character of Buildings	"Respect the original character of buildings when making modifications that affect the exterior. Make additions compatible in scale, color, details, material proportion, and character with the existing building."	N	<p>no original buildings</p>
D7	Respond to context	"Reduce the impact of new development on established neighborhoods by incorporating elements of nearby, quality buildings such as building details, massing, proportions, and materials."	Y	<p>The one-story office responds to the small building scale buildings on Thurman. The main office building takes cues from the blocking massing of NW Industrial building and has generous fenestration.</p>
D8	High quality	"All parts of a building should be interesting to view, of long lasting quality, and designed to form a cohesive composition."	Y	<p>The building is high-quality and built to last. There is no back elevation- all sides of the building have a strong composition.</p>

Criteria #	Description	Applicable (Y/N)	Required (Y/N)	Criteria	Path to Achieve	Points Possible	Points Predicted	Maybe Points
Context								
C1	Corner Features of a Building	N	Y		N/A	0	0	
C2	Building Facades on Local Service Streets	Y	N	Divide the building elevation on the façade facing a local service street into distinct wall planes measuring 1,500 square feet or less. 2 ft offset of planes required	N/A	3	0	
C3	Buildings in Inner Neighborhoods with Centers Main Street overlay zone	Y	N	New building located in the Centers Main Street (m) overlay zone within the Inner Pattern area shown on Map 130-3	currently comply @ south facade	2	2	
					Currently comply with this standard @ south facade	2	2	
C4	Preservation of Existing Facades	N	N		N/A	-		
C5	Vertical Additions to Existing Buildings	N	N		N/A	-		
C6	Historical Plaque	N	N		N/A	-		
C7	Building Abutting a Historic Landmark	N	N		N/A	-		
C8	Building Near a Historic Landmark	N	N		N/A	-		
C9	Building Abutting a Residential Historic Landmark	N	N		N/A	-		
C10	Tree Preservation	N	N	1 point for every tree preserved at least 20" in diameter	no trees to be preserved	6	0	1
C11	Grouping of Trees	N	N		N/A	-		
C12	Native landscaping	Y	N	Plant at least 80 percent of all trees on site with native trees listed on the Portland Plant list and Plant at least 80 percent of the total landscaped area with native species listed on the Portland Plant List.		2		2
C13	Trees in Setback Along Civic Corridor	N	N		N/A	-		
C14	Setback from Waterbodies	N	N		N/A	-		
C15	Public View of Natural Feature	N	N		N/A	-		
C16	Max. Building Length Adjacent to Willamette River	N	Y		N/A	-		
C17	Building Features Adjacent to Willamette River	N	Y		N/A	-		
C18	Open Area Adjacent to Willamette River Greenway Trail	N	Y		N/A	-		
						15	4	3
Public Realm								
PR1	Ground Floor Height	Y	Y		already comply		0	
PR2	Ground Floor Height for Taller Buildings	Y	N	15' clear height and 25' depth at new building	one-story office can comply	2		2
PR3	Ground Floor Active Floor Area		N			2		
PR4	Affordable Ground Floor Commercial Space	Y	N	Provide 1,500 sf on ground floor for affordable commercial	requires an approval process with PDC; may have a challenging timeline	2		2

PR5	Oversized Street facing Opening	Y	N	Provide a roll-up door or moveable storefront	all-hands doors are not street-facing, but the all-hands space is	2		2
PR6	New Louvers or Vent	Y	Y	Louvers must be the same color as facade material	already comply	0	0	
PR7	Exterior Lighting	Y	Y	Provide exterior Light fixtures that meet criteria	landscape and exterior lighting strategy will comply with this standard	0	0	
PR8	Long term Bike Parking	Y	N	Set Bikes back at least 10 feet from any facade facing a street	Currently achieving this with our bike room placement	1	1	
PR9	Main Entrance Location	Y	Y	Locate the Main entrance at least 25' from a lot line abutting an RF to R2.5 zone	already comply	0	0	
PR10	Residential Entrance	N	N		N/A	-		
PR11	Separation of Dwelling Units from Vehicle Areas	N	N		N/A	-		
PR12	Seating Adjacent to Main Entrance	Y	N	provide at least 10 linear feet of seating within 25' of main entrance	landscape design will comply with this standard	1	1	
PR13	Pedestrian Access Plaza	Y	N	Provide a plaza that abuts a sidewalk	these points are not intended for a private plaza - QR5 is meant for the green space	4		4
PR14	Weather Protection at Entrances	Y	Y	Provide weather Protection at new main entrances that face a street	Currently comply with building front porch	0	0	
PR15	Weather Protection at Transit Street	Y	N	Provide 4' of weather protection at Transit Street	possible at Thurman; currently showing 3' of covered area	2		2
PR16	Location of Utilities	Y	Y	Meters must be screened	currently comply	x		
PR17	Pervious Paving Materials	Y	N		possible, but not currently achieving	2		2
PR18	No Parking Area	N	N		N/A	1		
PR19	Structured Parking and Vehicle Areas	N	N		N/A	2		
PR20	Alternative Shading of Vehicle Areas	N	N		N/A	1		
PR21	City Approved Public Art	Y	N	provide an art feature or mural approved by RACC		2	0	2
PR22	Water Feature	Y	N	Provide a water feature	N/A	1		
						25	2	16
Quality and Resilience								
QR1	On-Site Building Separation	N	N		N/A	-		
QR2	Vertical Clearance to Pedestrian Circulation System			Projections from a building, such as a balcony bay window, or skybridges must be at least 9 feet above the grade of any pedestrian circulation system below.		x		
QR3	Pedestrian Connection to a Major Public Trail	N	N		N/A	-		
QR4	Windows Facing a Pedestrian Walkway			At least 15 percent of the area of each façade that faces the circulation system must be windows or main entrance doors	currently comply, 15% windows everywhere	1	1	
QR5	On-site Outdoor Common Area	Y	N	Provide a common outdoor area designed so that it at least 600 square feet in area and measures 20 feet in all directions. Up to 20 percent of the outdoor area may be landscaped to the L1 standard. The remainder of the outdoor area must meet one of the following: The outdoor area is hard-surfaced or meets the surfacing materials requirement in 33.130.228.B. 3. The outdoor area includes at least 4 linear feet of seating per 100 square feet of area;	currently achieving this standard; Lango Hansen to provide a diagram	2	2	

QR6	Building Walls Adjacent to Outdoor Common Area	Y	Y	At least 15 percent of the façade that faces the outdoor common area must be windows; or doors leading to lobbies, tenant spaces or dwelling unit	required if doing QR5; currently comply	x	0	
QR7	Buildings Surrounding Outdoor Common Area	Y	N	Walls located within 10 feet of an outdoor common area meeting QR5 must not be taller than two-times the shortest width of the outdoor area.	building is 55' tall, green space is 48' x 63'; current design complies	2	2	2
QR8	Street-Facing Window Detail	Y	Y	Meet the following window standard on the street-facing facade: <ul style="list-style-type: none"> • Provide trim that is at least 3 inches wide around 80 percent of the windows; or • Recess the window glazing at least 3 inches behind the exterior wall or window frame for 80 percent of the windows. Ground floor storefront or curtain wall glazing systems are exempt from this standard.	recess windows 3"- current design is in compliance	x	0	
QR9	Upper Floor Windows	y	N	at least 30% of street facing facade must be windows or doors opening to balconies	currently comply	2	2	
QR10	Street-Facing Balconies	N	N		N/A	3	0	
QR11	Sunshades for Windows	Y	N		not currently provided	2	0	
QR12	Bird-Safe Glazing for Windows	Y	N	at least 90% of windows must be bird-safe glazing	not currently provided	2		2
QR13	Operable Windows on Upper Level Units	Y	N	Provide operable windows on upper levels	window design will comply with this standard	1	1	
QR14	Ground Floor Windows	Y	N	Comply with the 60% ground floor window requirements for for the Centers Main Street Overlay Zone		2	2	
QR15	Exterior Finish Materials	Y	Y			x	0	
QR16	Exterior Finish Materials Option	Y	N		materials will comply with the approved list	2	2	
QR17	Building Materials Application to Side Walls of Building	Y	N	Use same exterior material on non- street facing facades	currently comply	1	1	
QR18	Sustainable Wood	Y	N		likely to use 500 SF of exterior FSC wood	1	1	
QR19	Low Carbon Concrete	Y	N			1		1
QR20	Rooftop Equipment	Y	Y		N/A - doing solar energy instead	x	0	
QR21	Ecoroof	Y	N			2	0	
QR22	Solar Energy System	Y	N		currently comply	2	2	
QR23	Reflective Roof Surface	Y	N		N/A	1	0	
						27	16	5
GRAND TOTALS:							22	

1706 NW 24th - DAR updates

Doug Sheets <Doug@leverarchitecture.com>

Mon 8/16/2021 11:50 AM

To: Adam, Hillary <Hillary.Adam@portlandoregon.gov>

Cc: Ashley Koger <akoger@leverarchitecture.com>; Logan Goins <lgoins@leverarchitecture.com>; Thomas Robinson <thomas@leverarchitecture.com>

📎 1 attachments (848 KB)

1706 NW 24th-Site Plan.pdf;



The City's email systems have identified this email as potentially suspicious. Please click responsibly and be cautious if asked to provide sensitive information.

Hi Hillary-

I wanted to give you an update on a few revisions we are going to present at the DAR hearing this Thursday.

The first one is building height. We are going to propose a 50' building, which is 5' less than the DAR submittal. It is our understanding that by using the tall ground floor provision, we can achieve this height by right.

Another issue that has come up is the single-story building at Thurman. On we are going to present an option that replaces the single-story building with 2-3 food carts and potential overhead canopy. For future development, the single-story building is challenging to plan around and would most likely need to be removed. We feel like it makes more sense for the project and for the neighborhood to have an active use that does not negatively affect the ability to develop the site in the future. Please see attached for site plan showing this revision.

I understand that the information you are responding to will be the packet that we submitted several weeks ago, but as we develop the project we feel like both of this revisions are important and we would like to review with the commission.

Please let me know if you have any questions.

Thank you.

Doug

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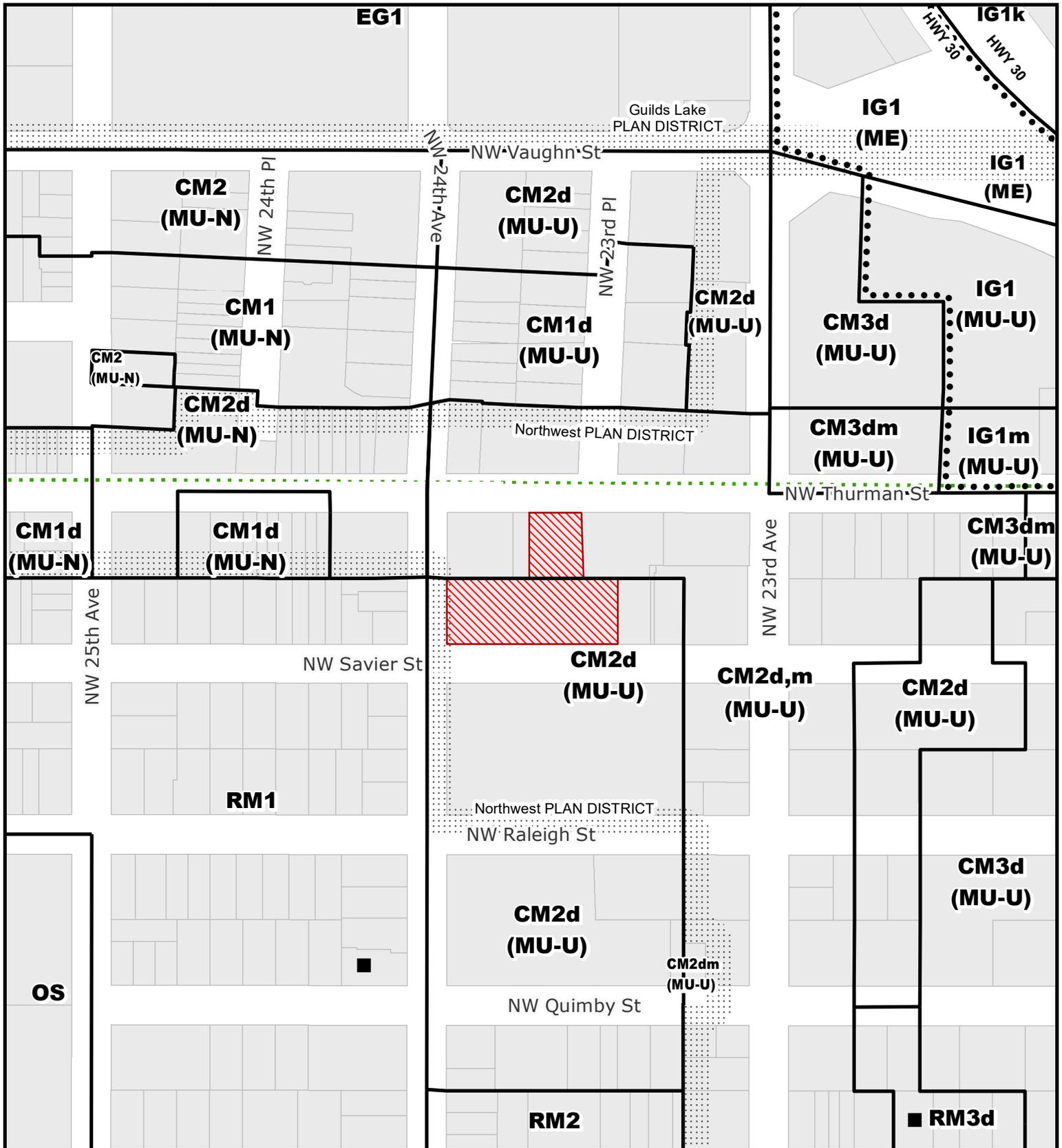
Doug Sheets

Principal, Design Director

4713 N Albina Ave, 4th Fl, Portland, OR 97217

c 503 679 2934

leverarchitecture.com



ZONING



For Zoning Code in effect
August 1, 2020 - July 31, 2021

NORTHWEST PLAN DISTRICT



Site



Historic Landmark



Recreational Trails

File No.	EA 21 - 064475 DA
1/4 Section	2827
Scale	1 inch = 200 feet
State ID	1N1E28CC 8500
Exhibit	B Jul 12, 2021

1706 NW 24TH

Design Advice Request

LEVER

Project Information

Address

1706 NW 24th
Portland, Oregon 97210

Architect

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4713 N Albina Ave, 4th Floor
Portland, OR 97217
Thomas Robinson
503.928.6040

Landscape Architect

Lango Hansen
1100 NW Glisan St #3b
Portland, OR 97209
Kurt Lango
503.295.2437

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Project Summary

Project Description

This project is a new headquarters for a Portland based creative agency. The program is comprised of a 4-story office building, a 1-story office building, green space, and surface parking.

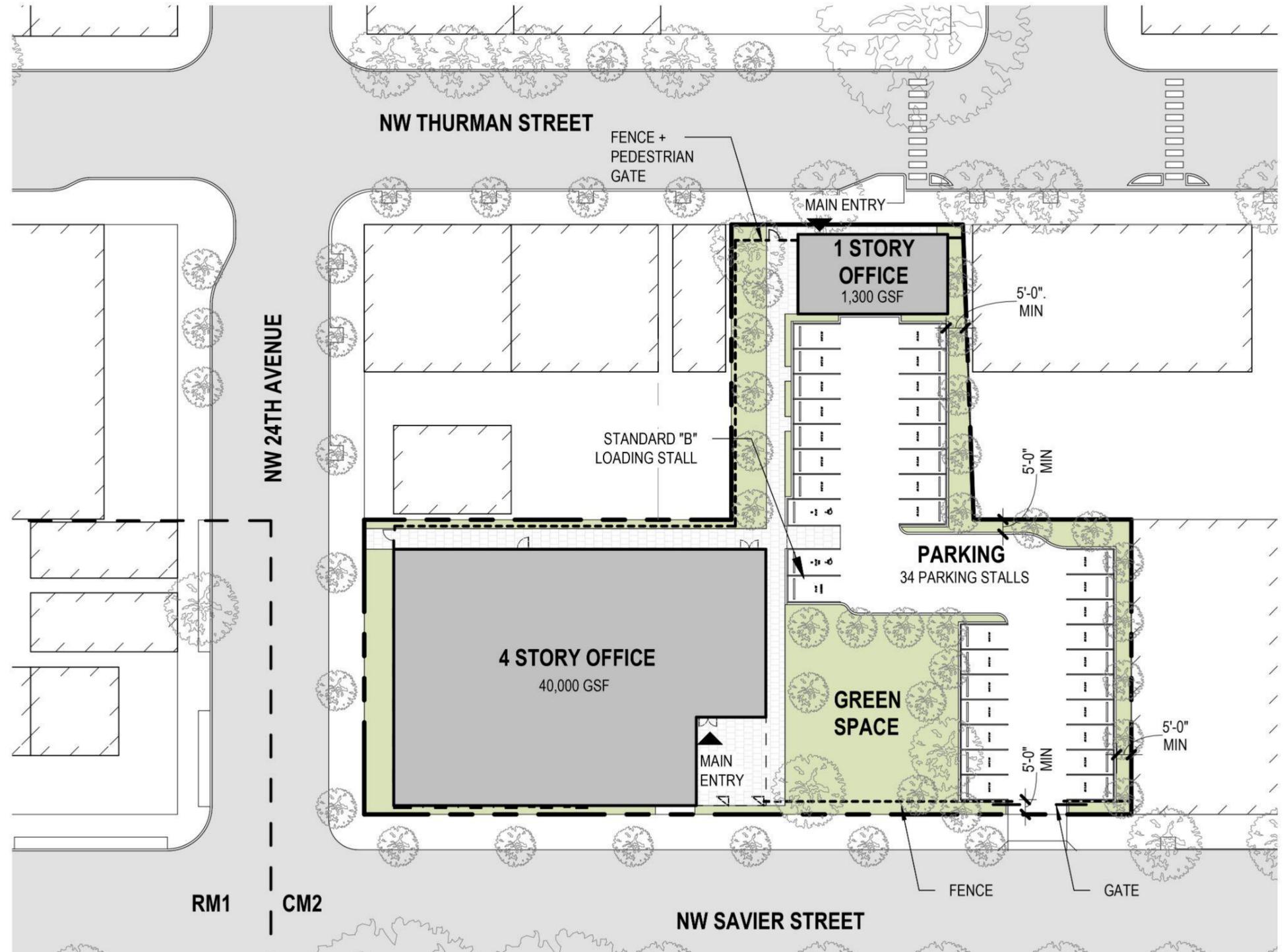
The project site is unique in that it has three street frontages. The site plan has been designed to best accommodate the current needs of the company while allowing for potential future expansion.

The main office building at the corner of 24th and Savier is proposed as 4-story, 40,000 gsf building with a mass timber structure. An accessory structure 1-story office building will be located at Thurman Street.

This projects seeks adjustments to minimum FAR and building height.

Project Program

4-Story Office	40,000 sf
1-Story Office	1,300 sf
Site Landscape	12,504 sf
Surface Parking	9,915 sf



Context Study

Zoning Summary

Zoning Designation: CM2d
 Commercial Mixed Use 2
 Design Overlay
 Northwest Plan District
 Centers Main Street Overlay
 (Along NW Thurman St)

Comprehensive Plan: Mixed-Use Urban Center

Site Area: 34,036 sf
Minimum FAR: 1.5:1 (51,054 sf)
Maximum FAR: 2.5:1 (85,090 sf)
Max FAR w/ Bonus: 4:1 (136,144 sf)

Base Height: 45'
Step-down Height: 45' within 15' of 24th Ave

Min Landscaped Area: 15% (5,106 sf)

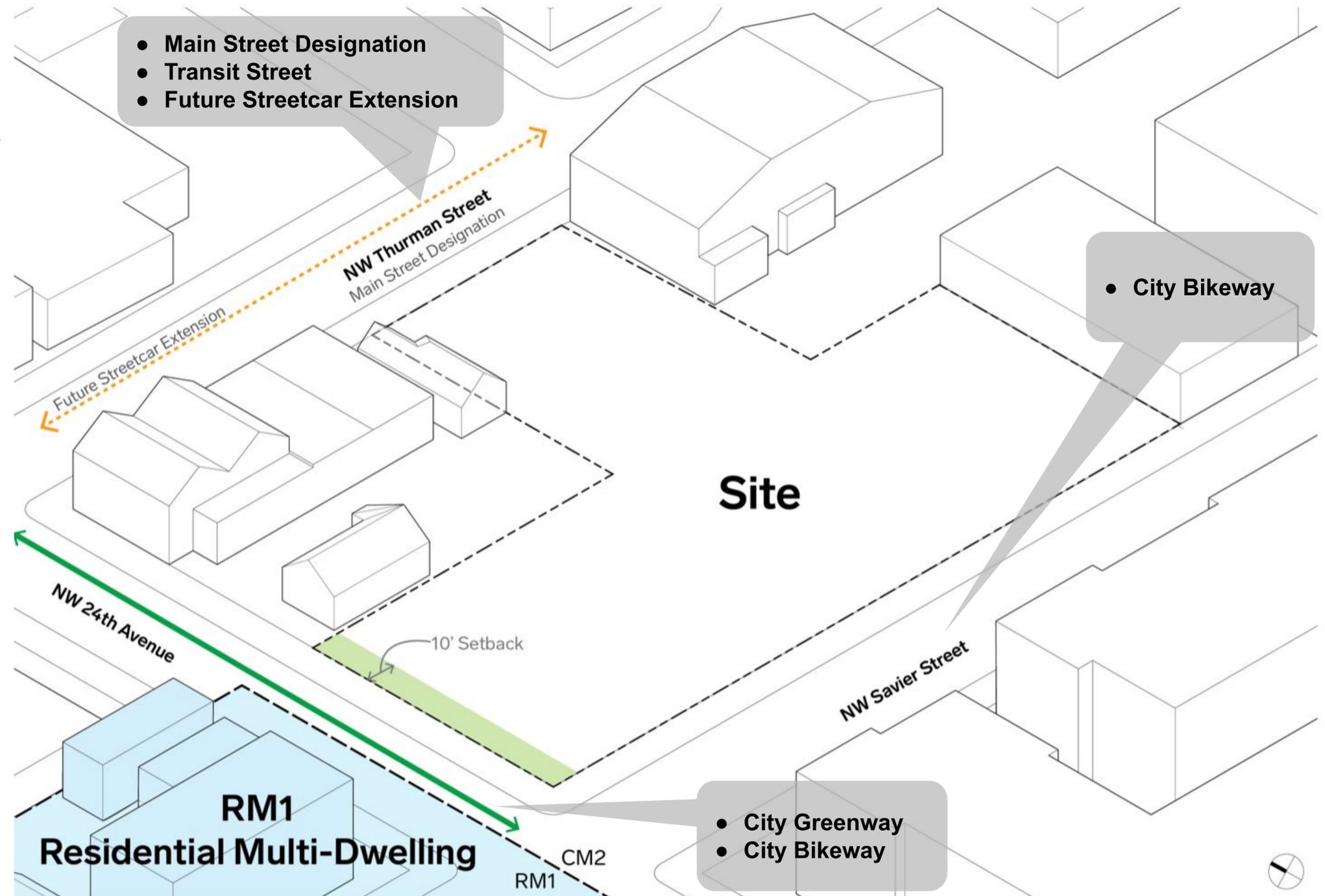
Setbacks

NW 24th Ave: Min: 10'
 Max: 10' (50%)

NW Savier St: Min: 0'
 Max: 10' (50%)

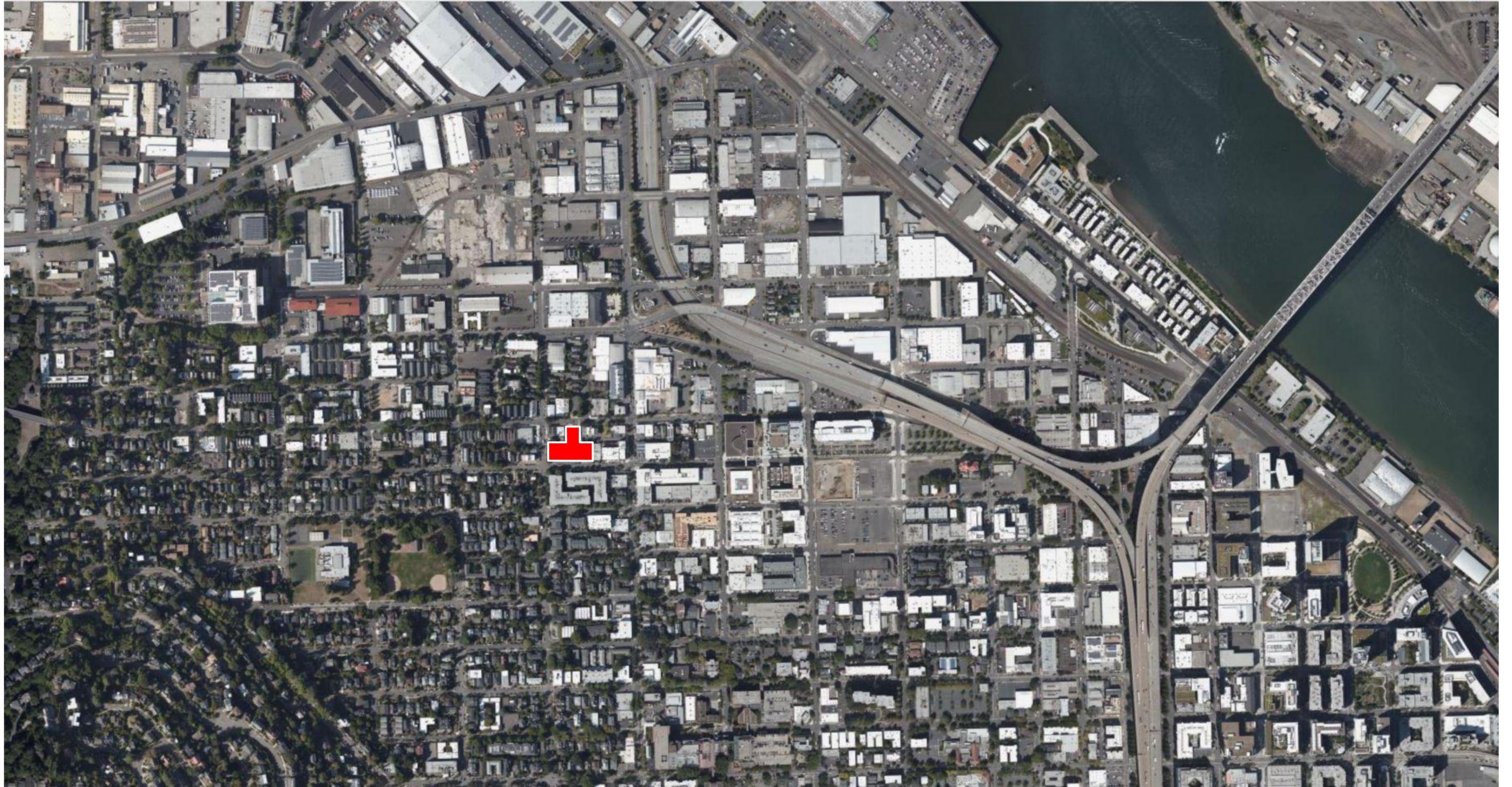
NW Thurman St: Min: 0'
 Max: 10' (50%)

Surface Parking: Min: 5'



Vicinity Map

NW Portland



Urban Context

NW Portland



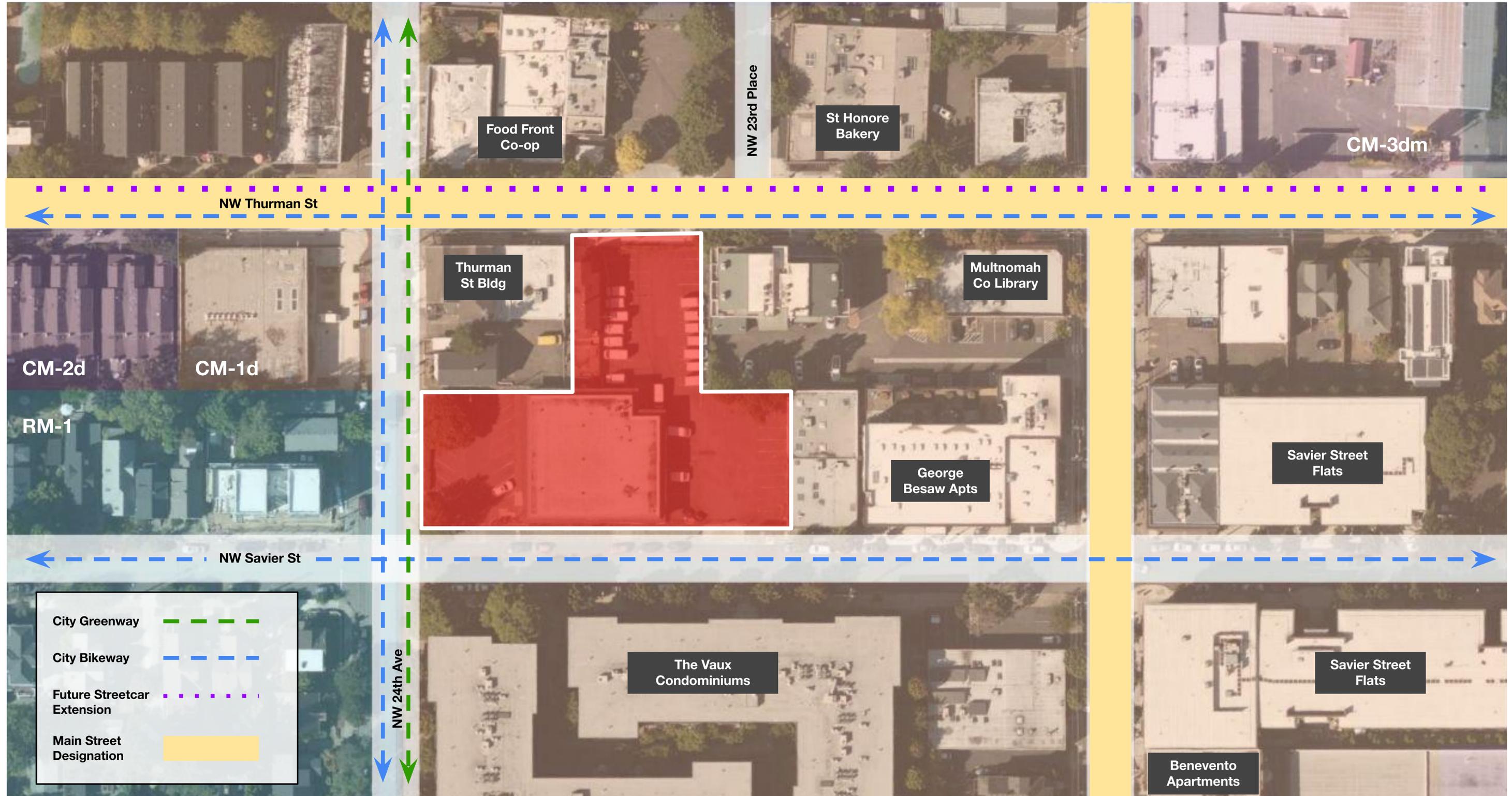
Urban Context

NW Portland



Site Context

NW Portland



Existing Conditions Photos



Looking Northwest from Savier St



Looking Northeast from Savier St + 24th Ave



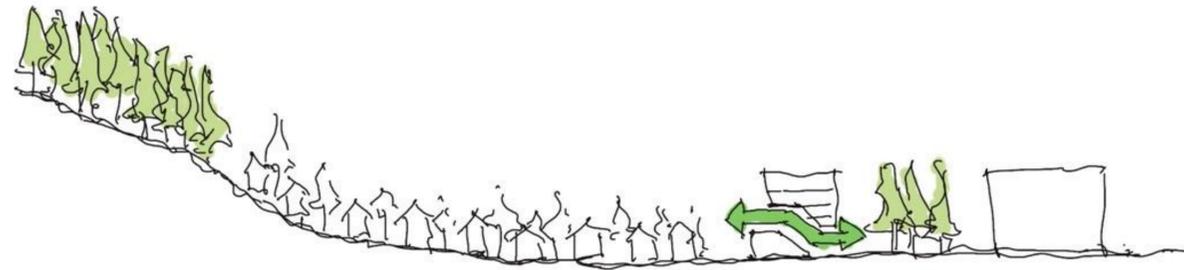
Looking Southeast from 24th Ave



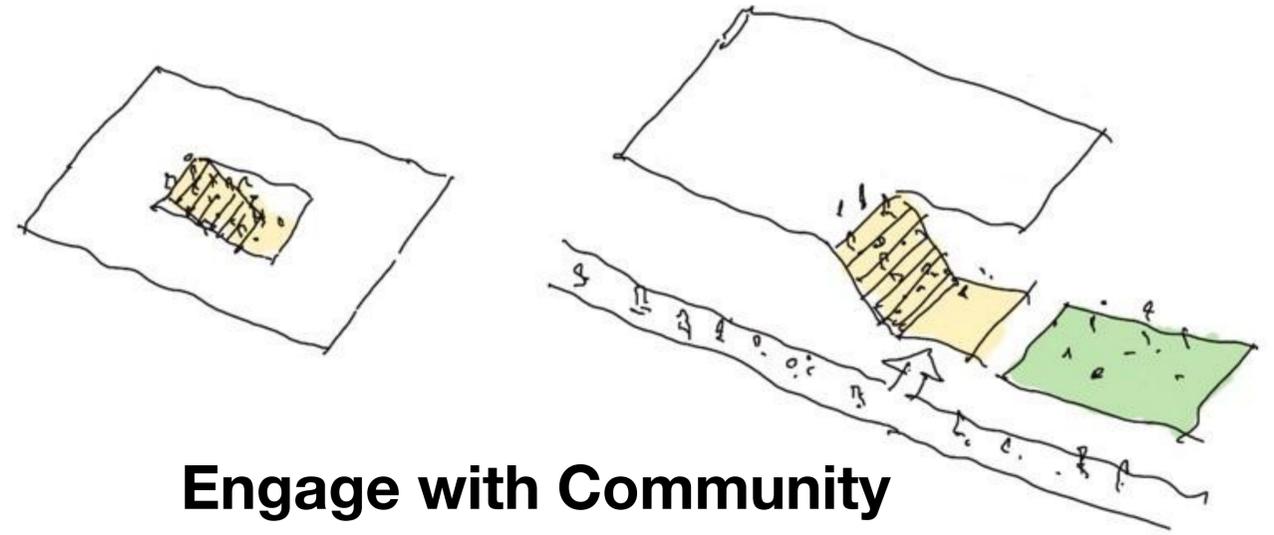
Looking Southwest from Thurman St

Site Concept

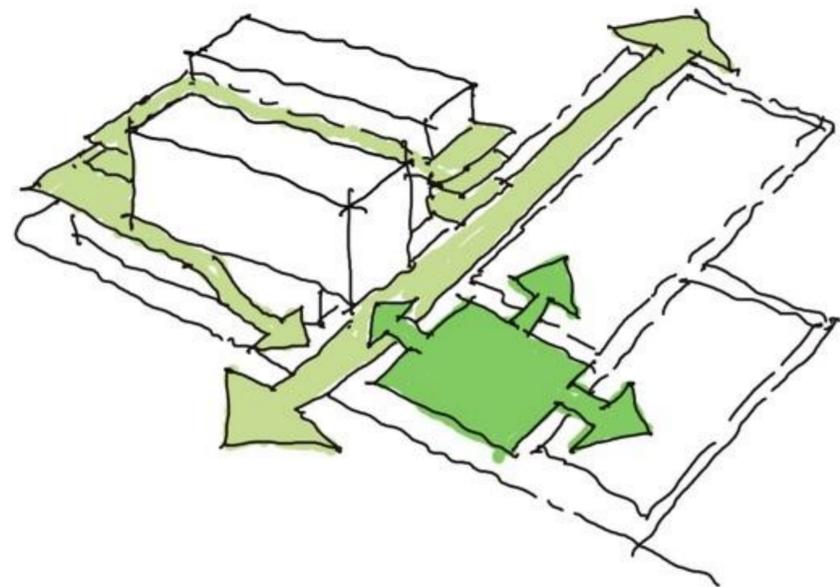
Concept Diagrams



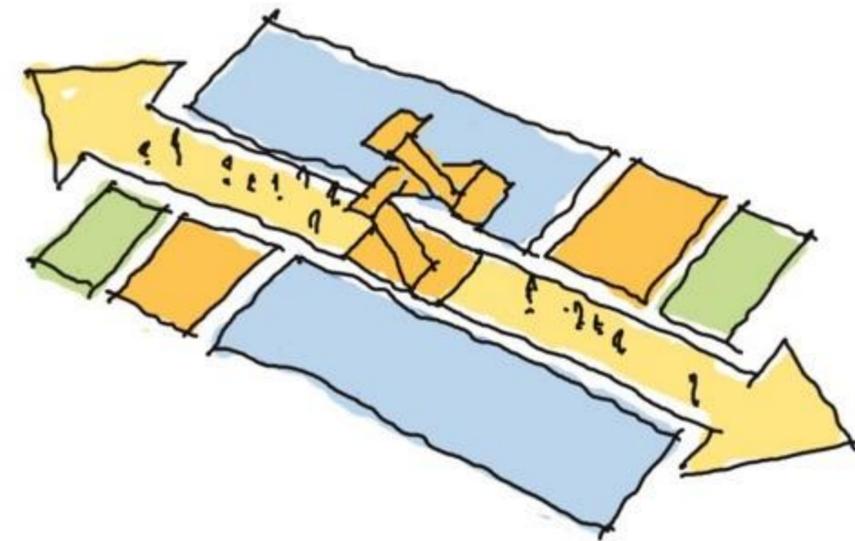
Bring in the Forest



Engage with Community



Organize around Green Space



Create Spaces to Collaborate

Options Studied

Presented at Neighborhood Meeting

The project program requires 40,000 gsf of office. The unique project site has three street frontages. NW Thurman is designated as a transit street.

Standard 33.130.242 Transit Street Main Entrance requires that a main entrance be located NW Thurman.

Option A: The main building is located at NW 24th and NW Savier. This location prioritizes the corner and allows for a mid-block greenspace and screened parking.

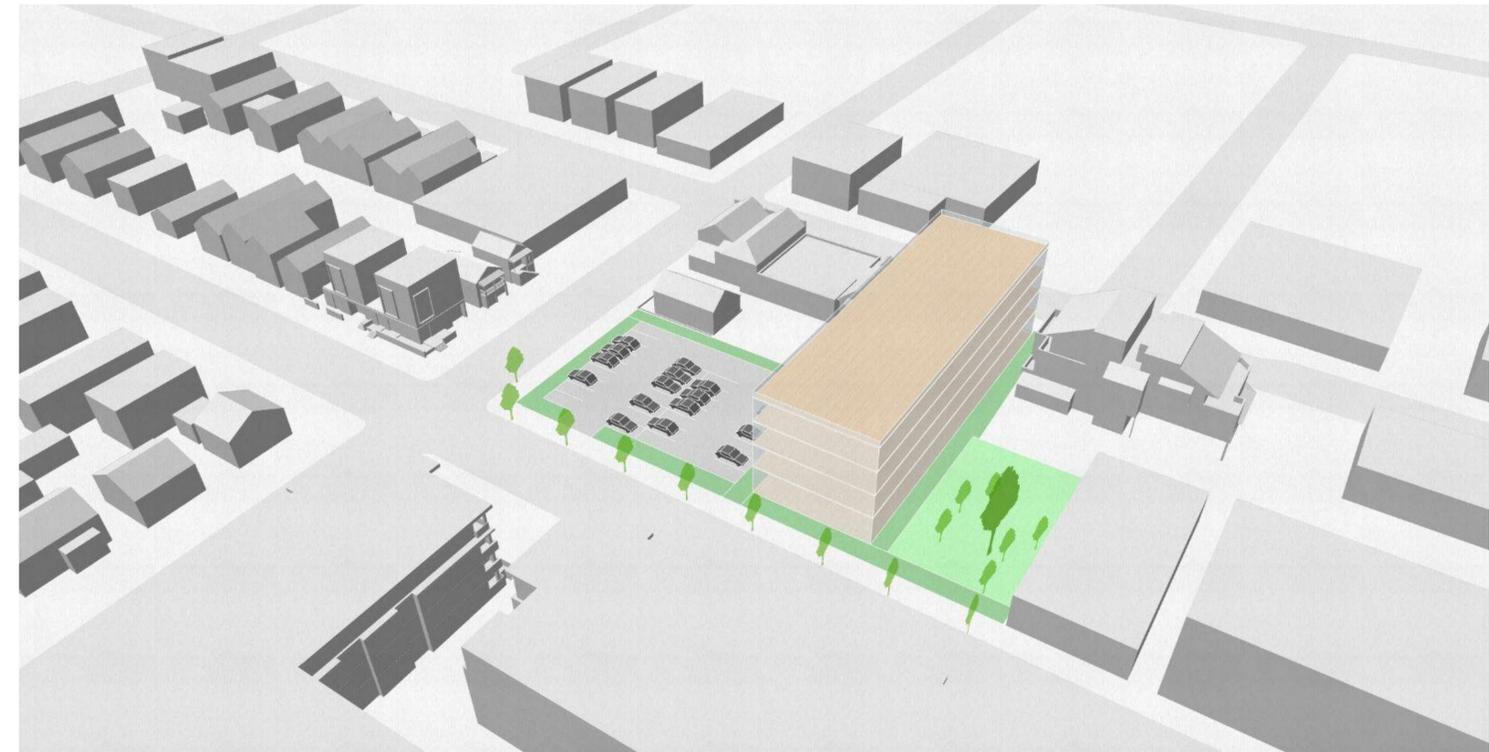
Option B: The main building entry is on Thurman. This creates a long, linear building that runs the full length of the block. This option puts parking on the corner of the block.

Option A is preferred because:

- Ideal floor plate dimensions/configuration for office
- Central greenspace
- Screened parking
- Appropriately scaled building on NW Thurman
- Better solar orientation for sustainability and daylighting



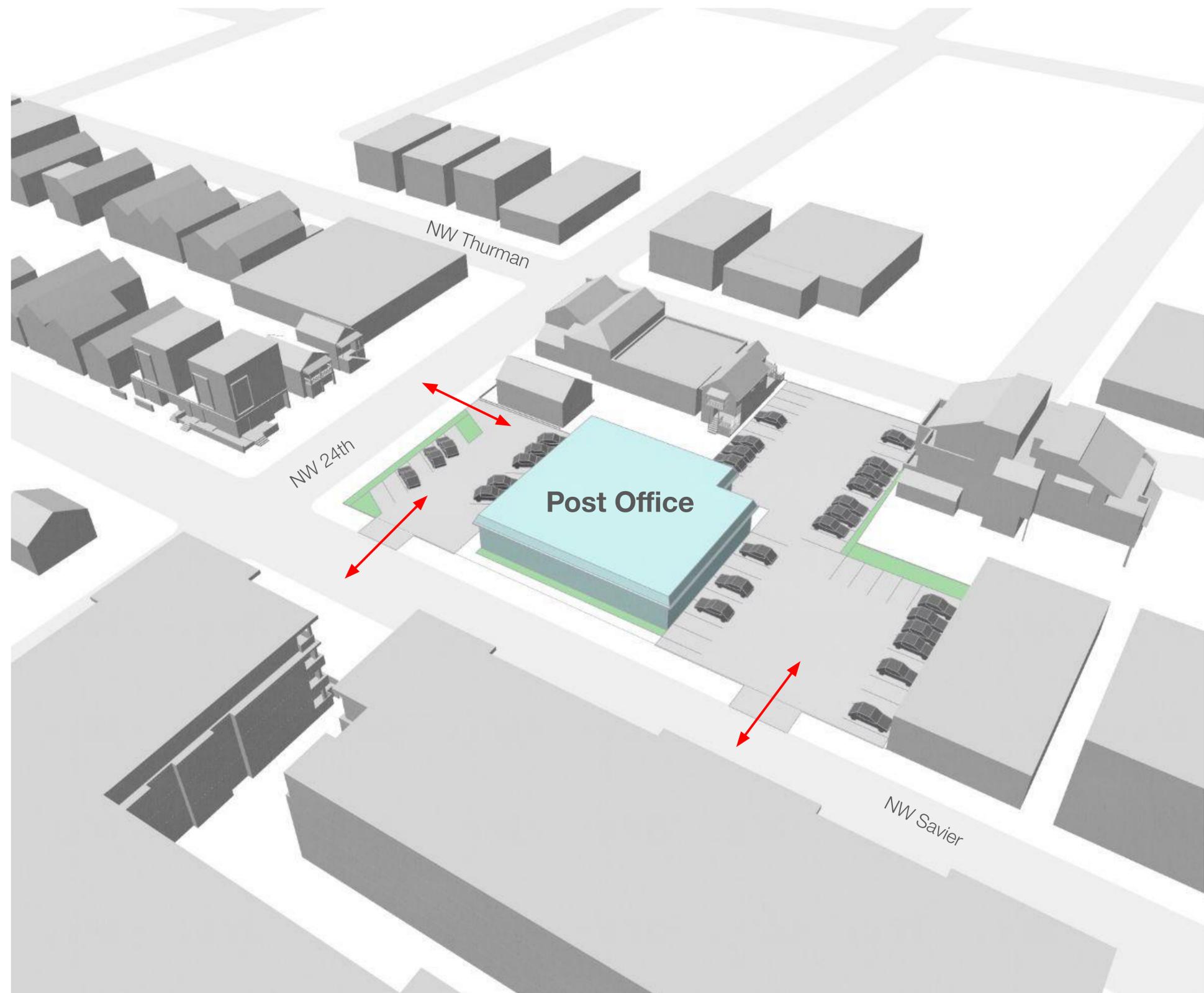
Option A - Preferred Option



Option B - Building on Thurman

Existing Conditions

- Current site of the Forest Park Post Office
- 22,700 sf of surface parking
- Three curb cuts and parking lot access points.
- Parking lot accessed from NW Savier St and NW 24th Ave.
- Parking exposed on three street frontages, NW Savier St, NW Thurman St, and NW 24th Ave.



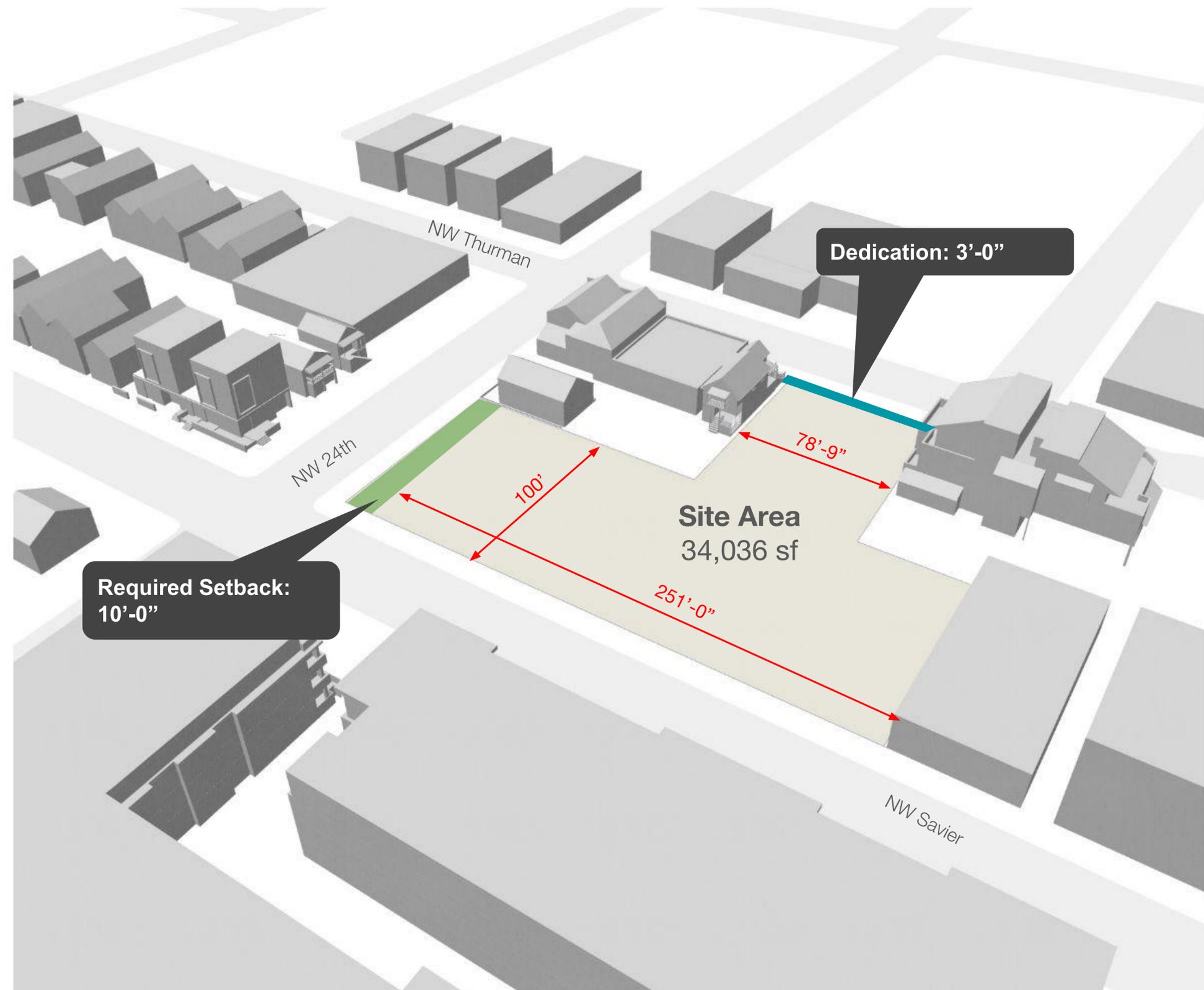
Site Area + Constraints

Constraints

- Thurman Street portion of site is narrow and not ideal for office floor plate.
- Thurman Street frontage provides circulation and planning challenges.

Opportunities

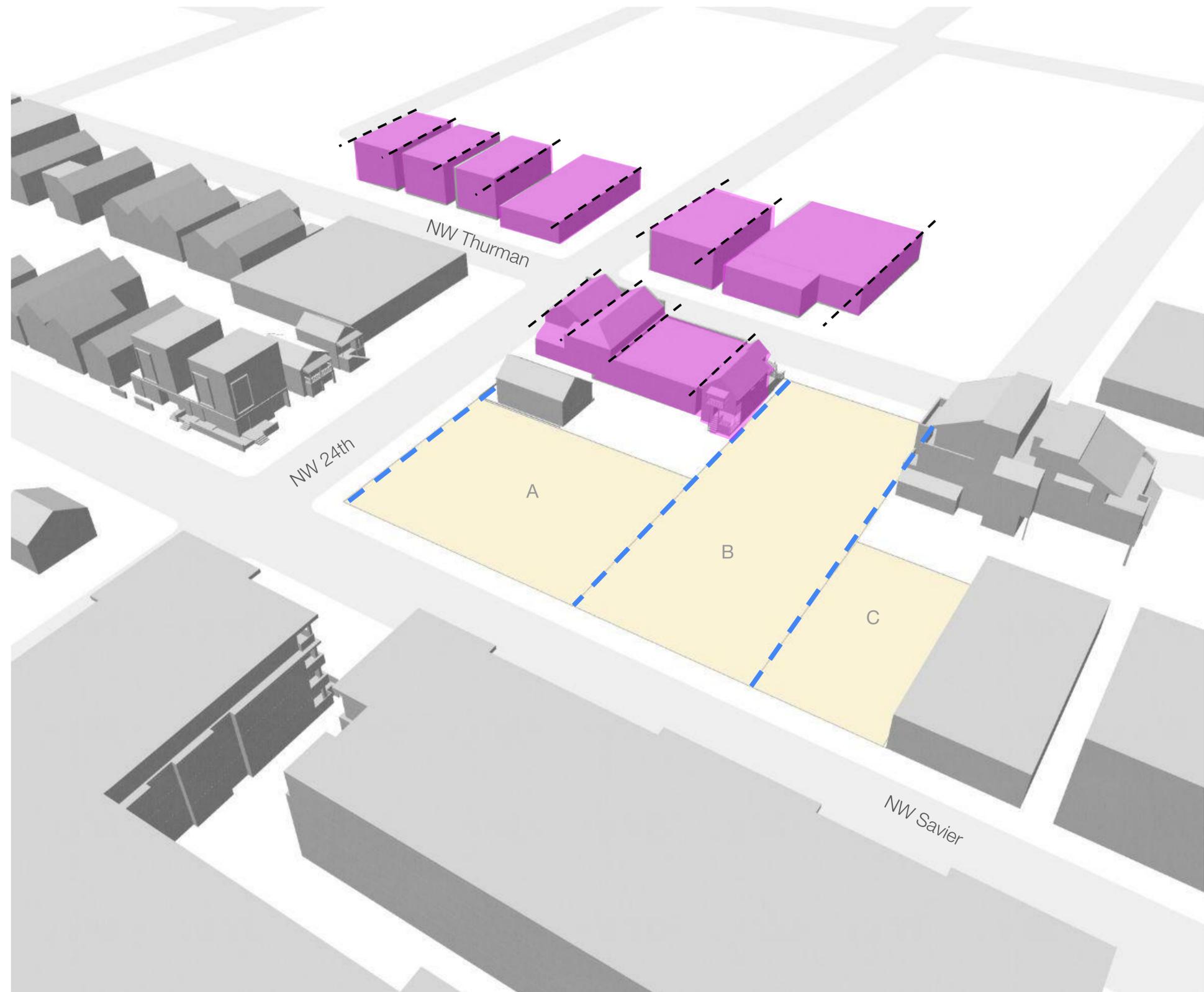
- NW 24th and NW Savier corner of site is proportioned well for an office building.
- Large site accommodates client's current needs while allowing for potential future development.



Site Organization

Scale

- Development along Thurman Street consists of a mix of scales with narrower lots and a variety of roof heights.
- Development to the east on Savier Street is larger scale with larger building lengths and consistently taller roof heights.

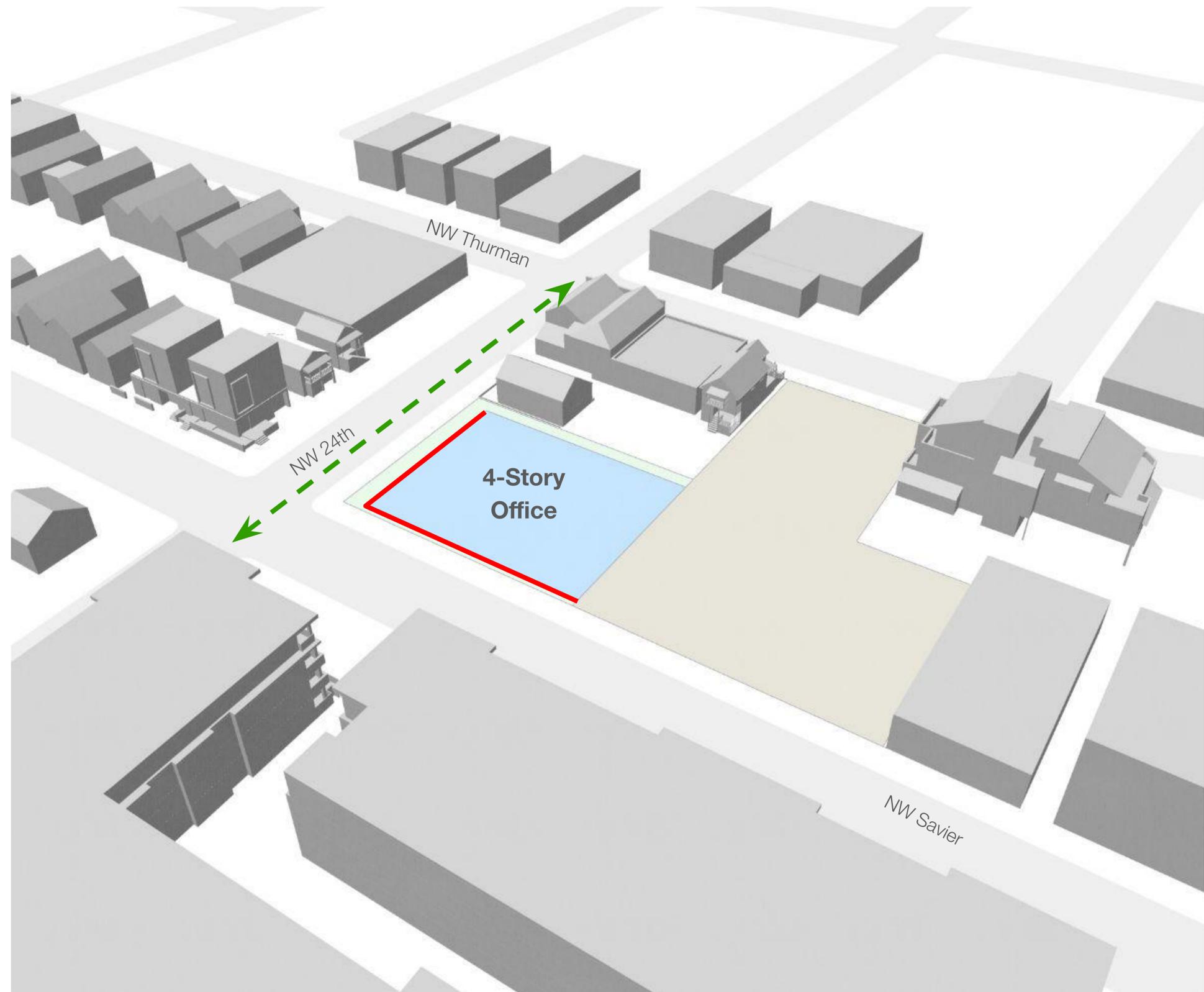


Applicable Design Guidelines:
P1 (NW Plan District Guidelines) Sense of Place
“Continuing the area’s established pattern of partial-block building massing.”

Site Organization

Reinforce the Corner

- Building anchors the corner of 24th and Savier Streets
- 24th Street Neighborhood Greenway
- Efficient office floor plate
- Opportunities for more windows and a better work environment

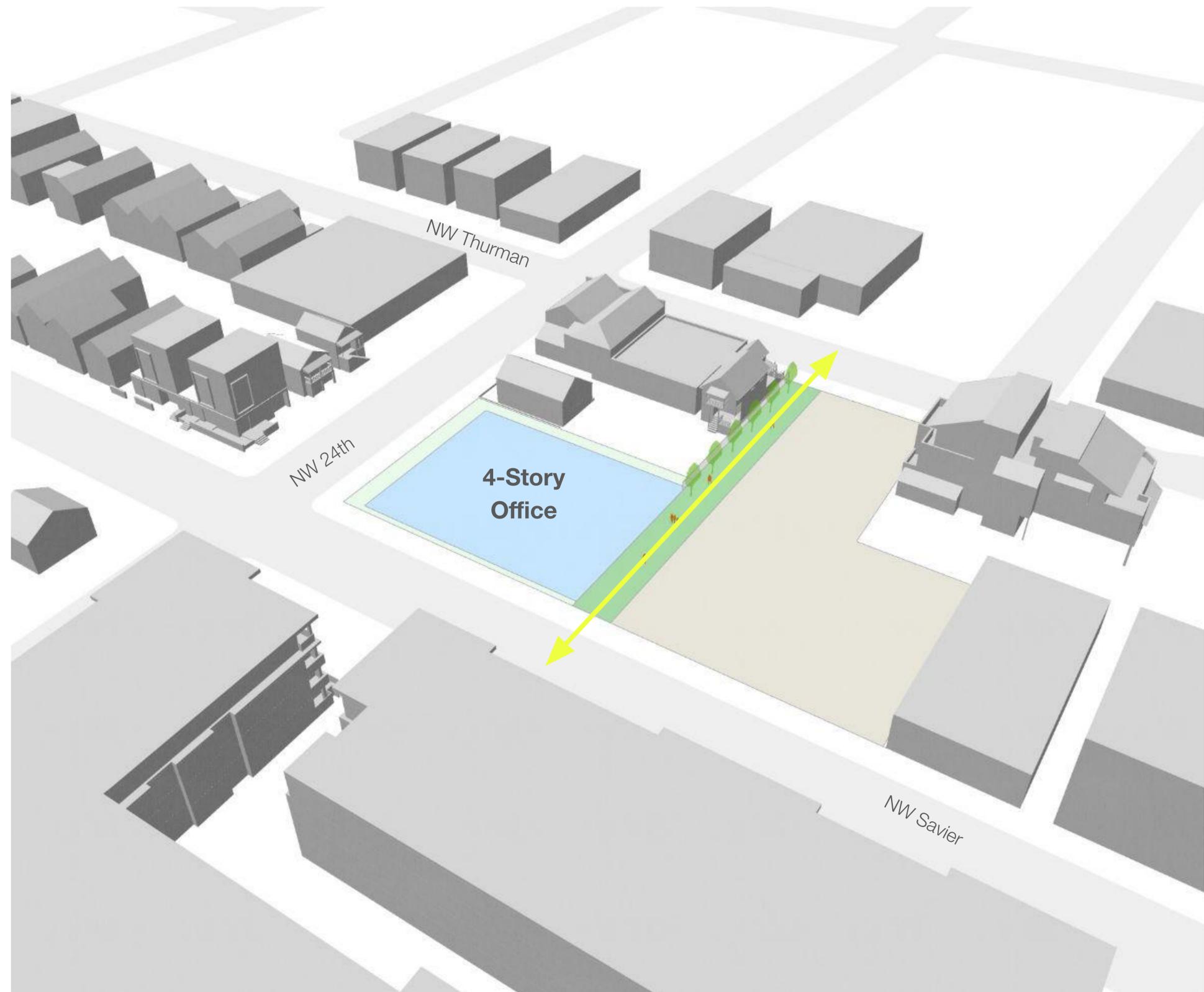


Applicable Design Guidelines:
E4 - Active Intersections

Site Organization

Circulation

- Internal mid-block connection between NW Savier and NW Thurman
- Pedestrian path allows the new building to have a connection to all three of the street frontages.
- Circulation placement breaks down the scale of the site appropriately for the context.



Applicable Design Guidelines:

E1 - Network of Paths

E2 - Stop, Visit, Rest

D3 - Variety of Landscape Features

Site Organization

Central Green Space

- Organize current and future development around a central green space



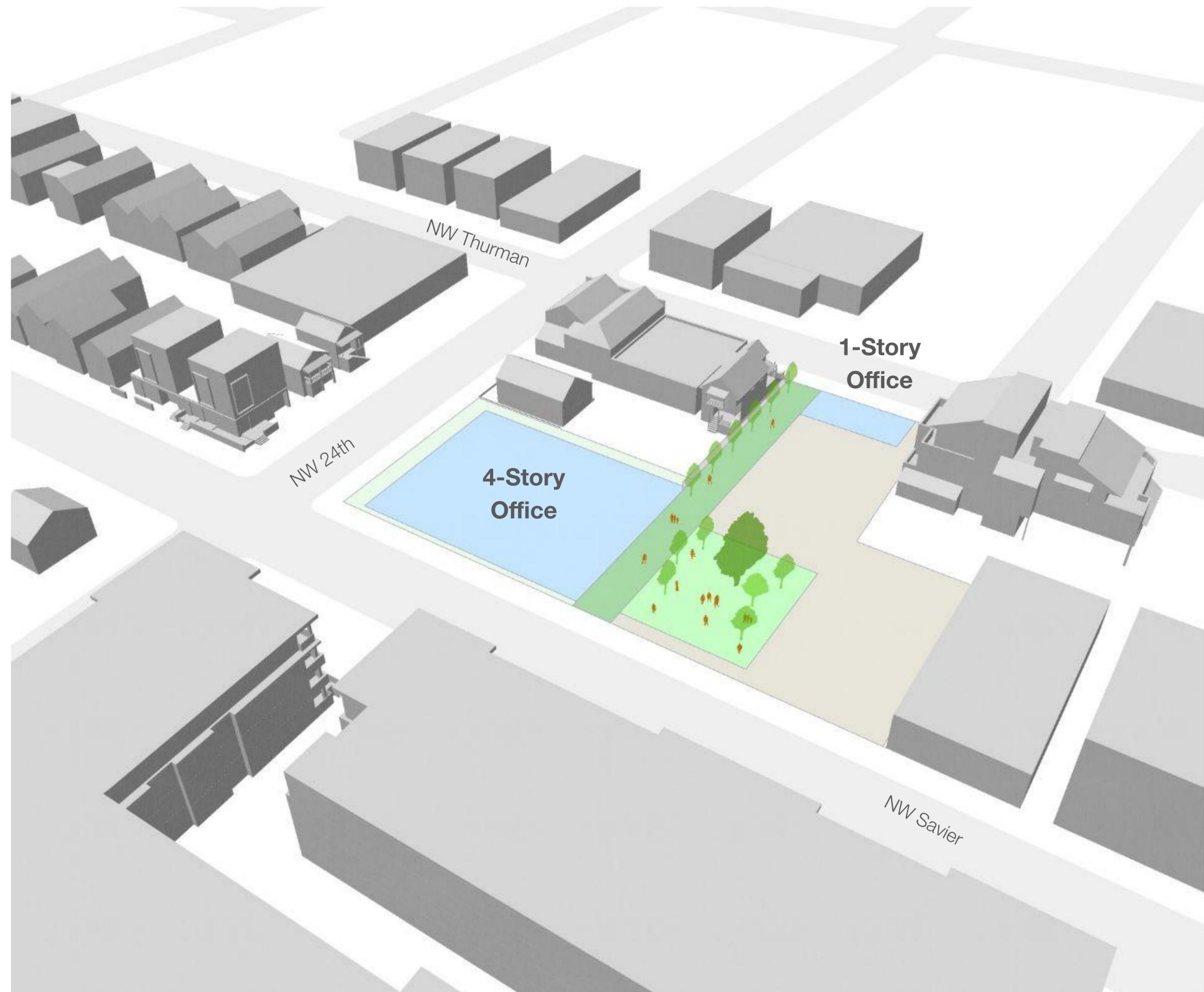
Applicable Design Guidelines:

- E1 - Network of Paths
- E2 - Stop, Visit, Rest
- E3 - Sense of Enclosure
- D1 - Usable Outdoor Areas
- D3 - Variety of Landscape Features

Site Organization

Thurman Street

- NW Thurman Street one-story office building is similar in scale to the existing building on Thurman
- The through-block connection is anchored at NW Thurman with this new structure.

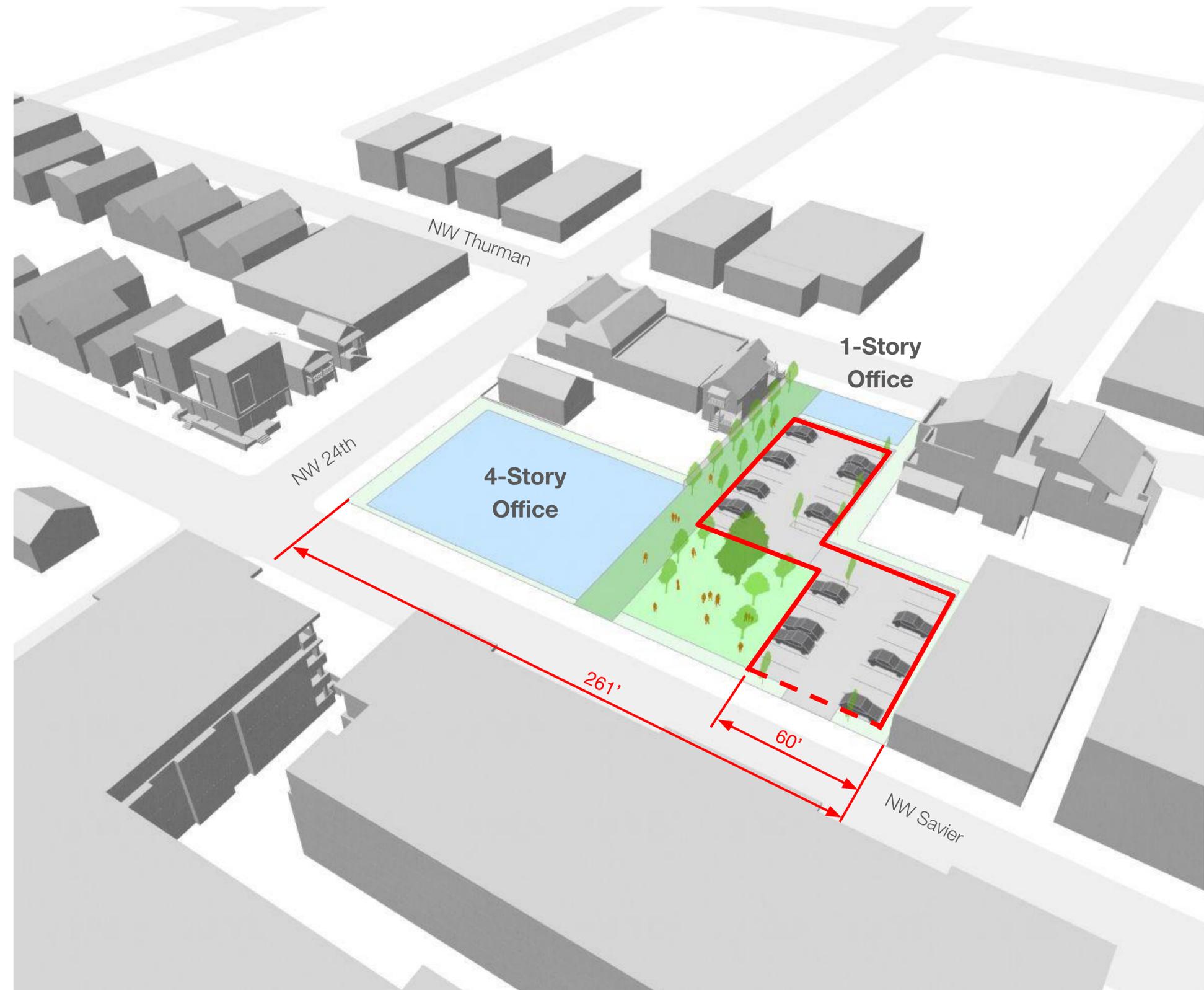


Applicable Design Guidelines:
P1 (NW Plan District Guidelines) Sense of Place
“Continuing the area’s established pattern of partial-block building massing.”

Site Organization

Parking

- Parking is concealed by Thurman Street building and Green Space as well as required landscape setbacks.
- Surface parking occupies 9,915 sf of site; maximum 20,000 sf allowed.
- Surface parking footprint becomes building site in future development.
- Parking access is located away from 24th Street, a Neighborhood Greenway.



Applicable Design Guidelines:
D3 - Variety of Landscape Features
D4 - Integrate Parking

Site Organization

Proposed Design

- The development connects to all three street frontages of the site.
- The pedestrian path breaks down the overall scale of the super block.
- The new green space connects to NW Savier, the building main entrance, and the new pedestrian path.



Site Organization

Potential Future Development

- Max FAR of 85,000 sf
- Proposed building 40,000 sf
- Future development 45,000 sf



Applicable Design Guidelines:

E1 - Network of Paths

D1 - Usable Outdoor Areas

D3 - Variety of Landscape Features

Site Organization

Site Response to Design Guidelines

D1: Outdoor Areas/ Building Placement

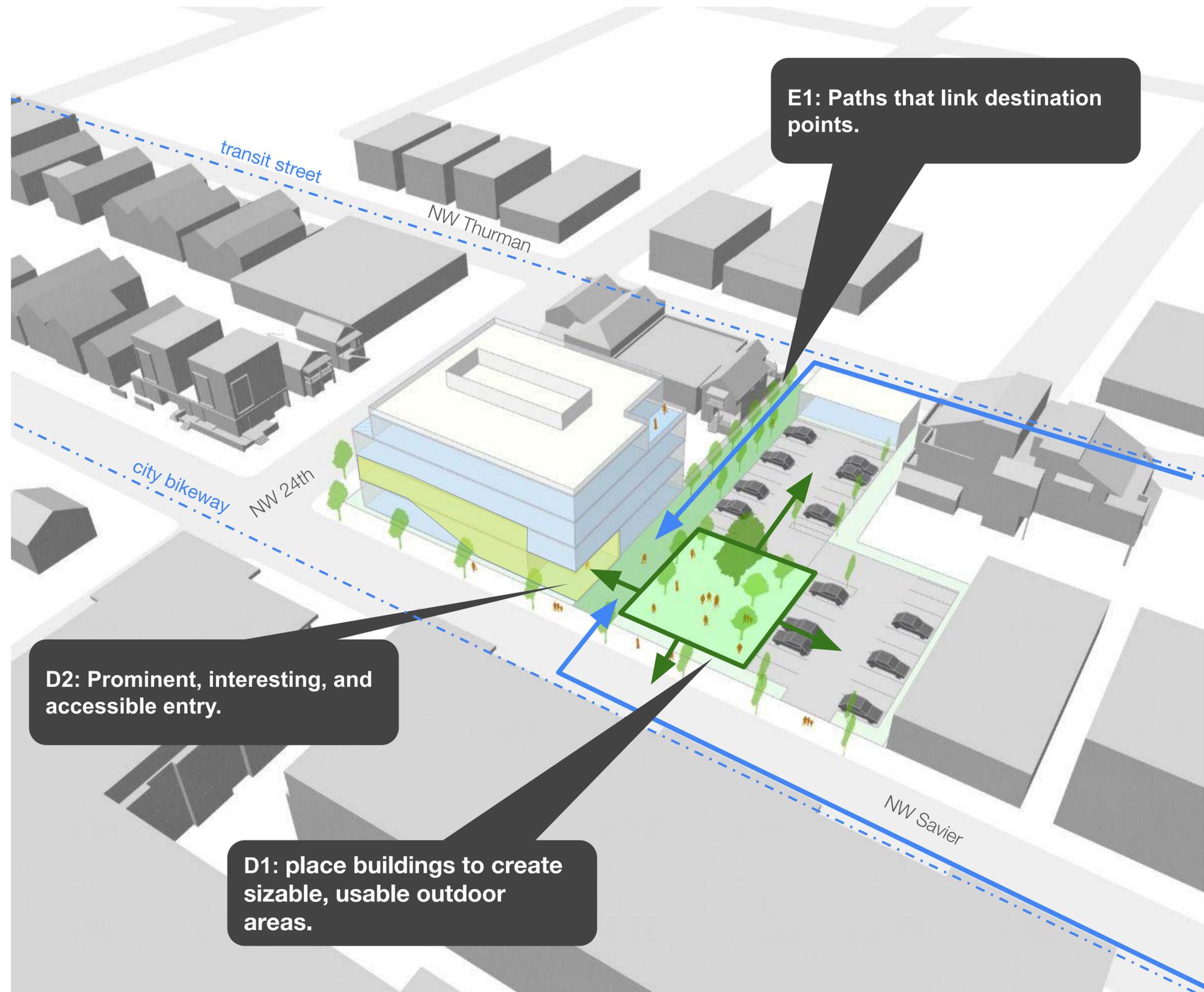
The main building footprint is scaled in keeping with the ¼ block structure of NW Portland buildings. A sizable green space is provided midblock, central to the development, on NW Savier street.

E1: Pedestrian Connections

The proposed building will have direct access from NW Thurman Street by use of a pedestrian path that connects to NW Savier.

D2: Main Entrance

The north-south site connection allows easy access to the building front door from NW Savier (a transit main street) and NW Thurman (a city bikeway). The main entry and greenspace are at the same elevation and both are accessible.

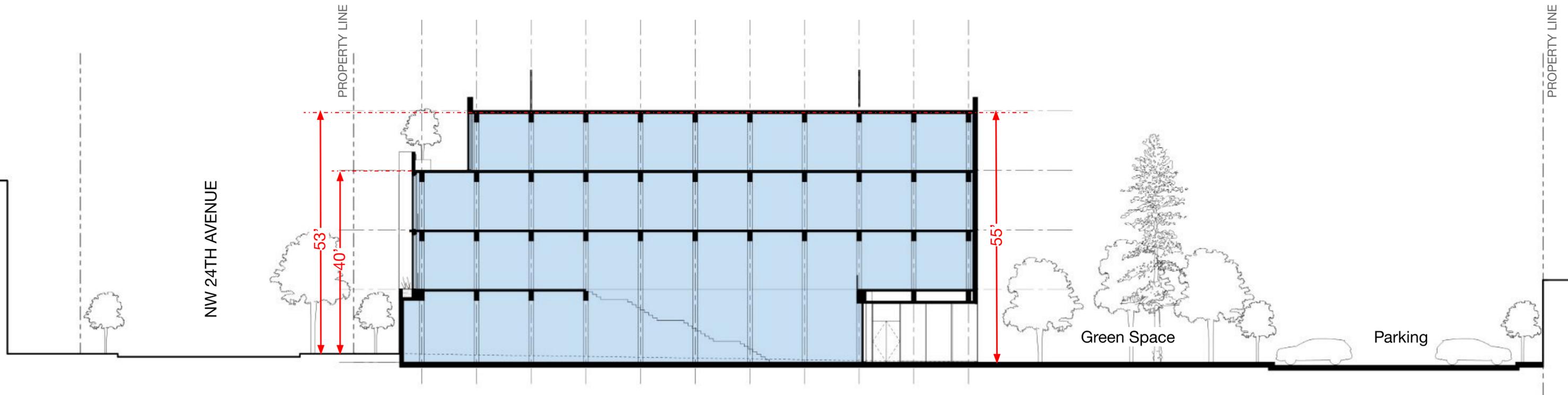


Design Concept

Site Plan

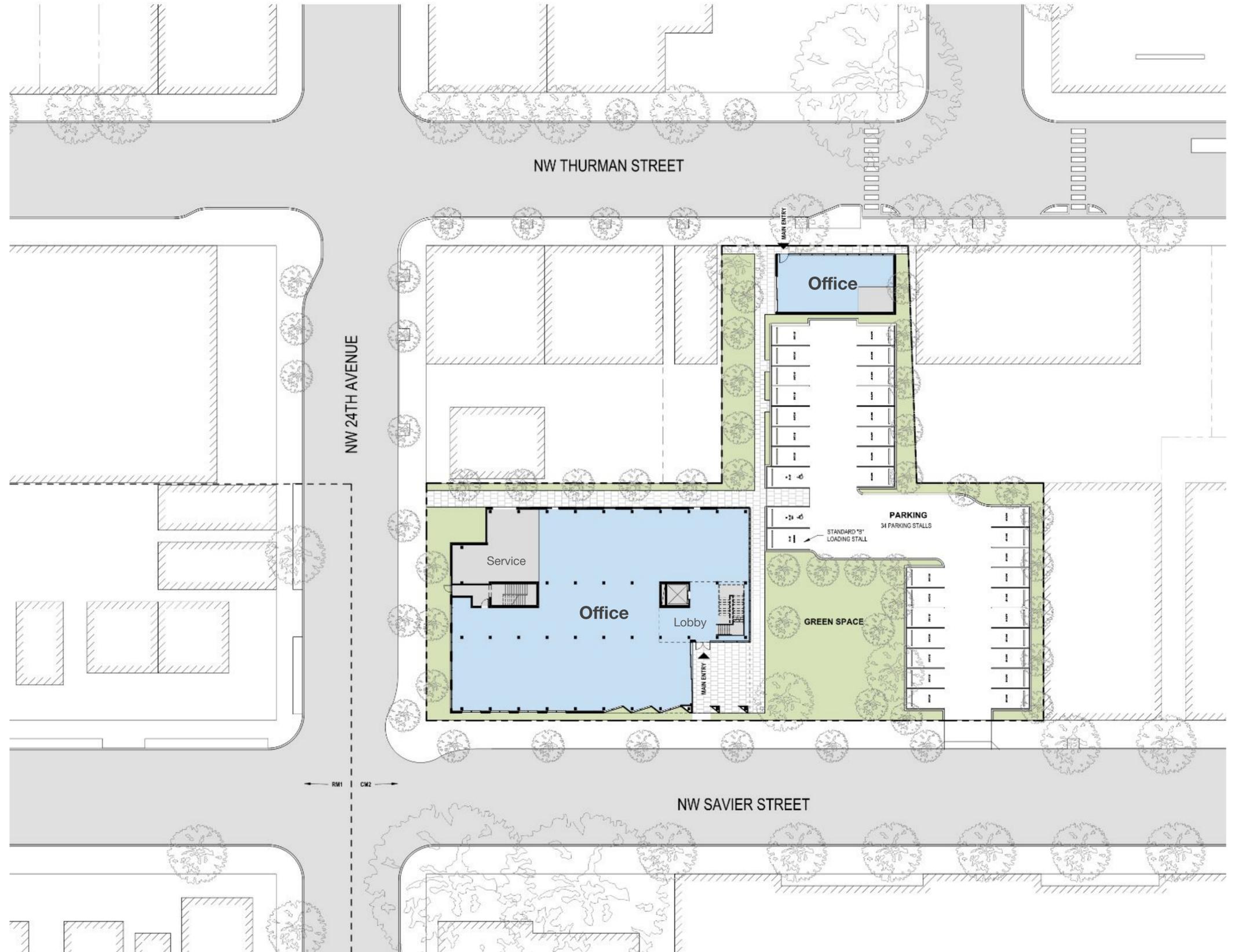


Site Section



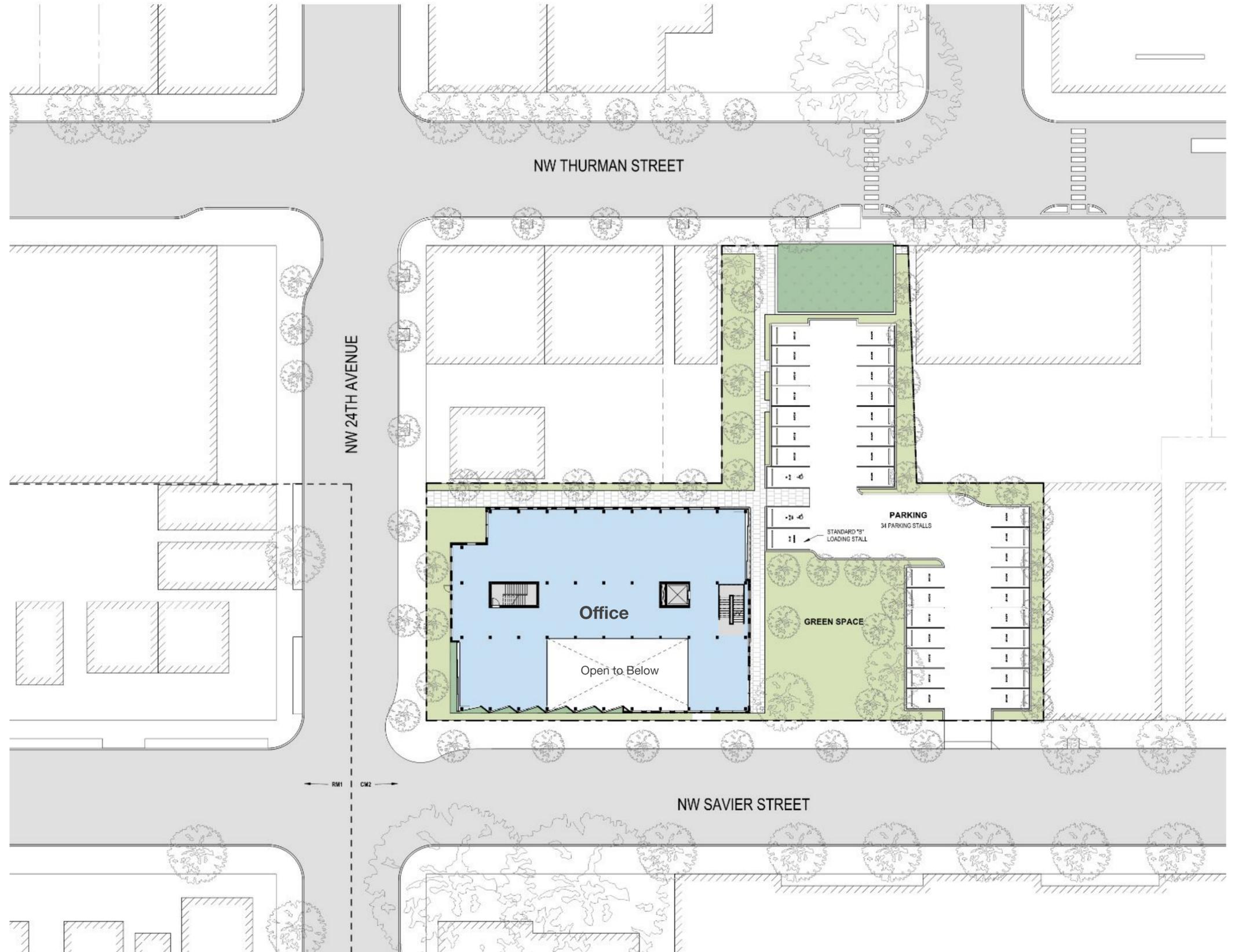
Ground Floor Plan

- Office
- Service / Circulation
- Eco-Roof
- Terrace



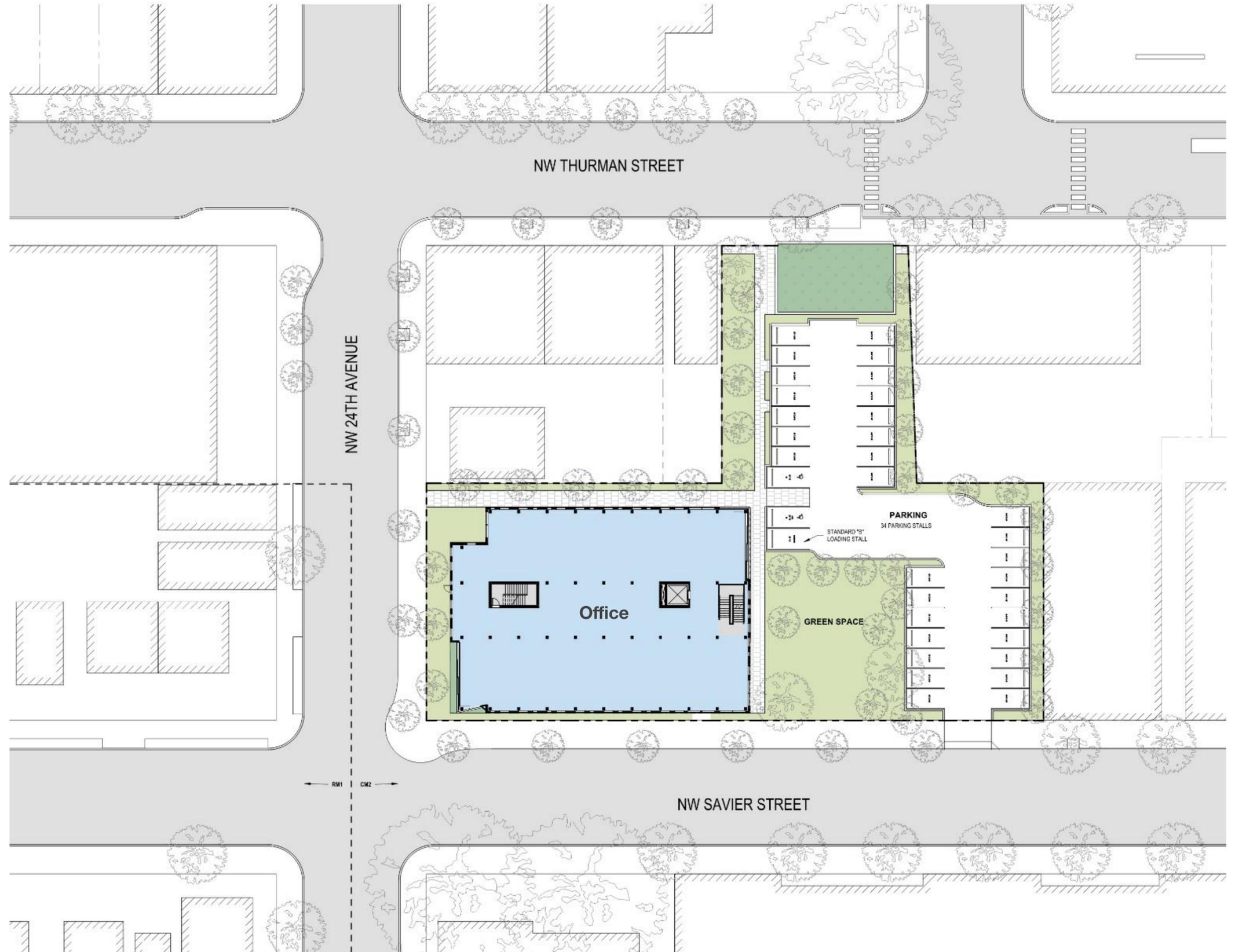
Level 02 Plan

- Office
- Service / Circulation
- Eco-Roof
- Terrace



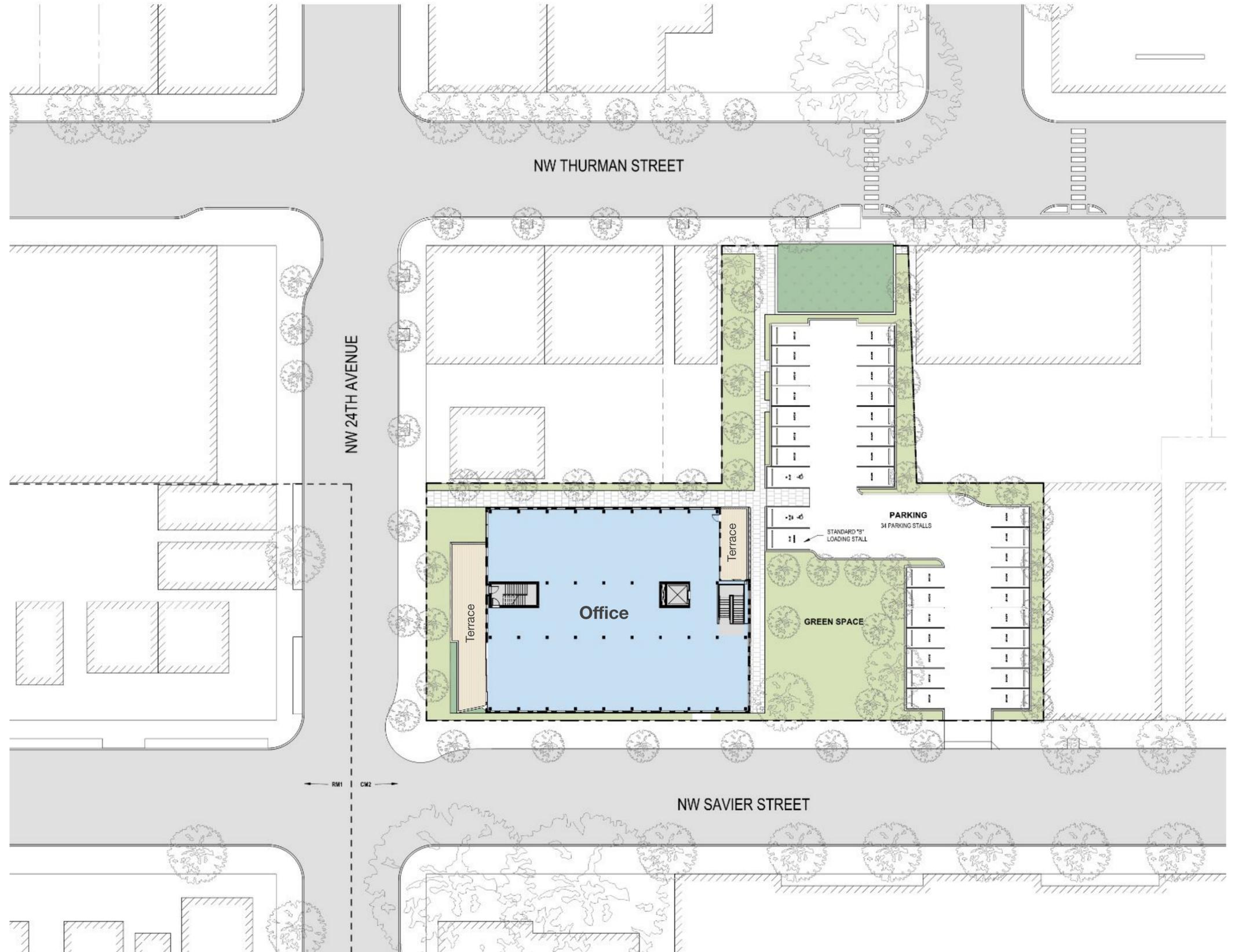
Level 03 Plan

- Office
- Service / Circulation
- Eco-Roof
- Terrace



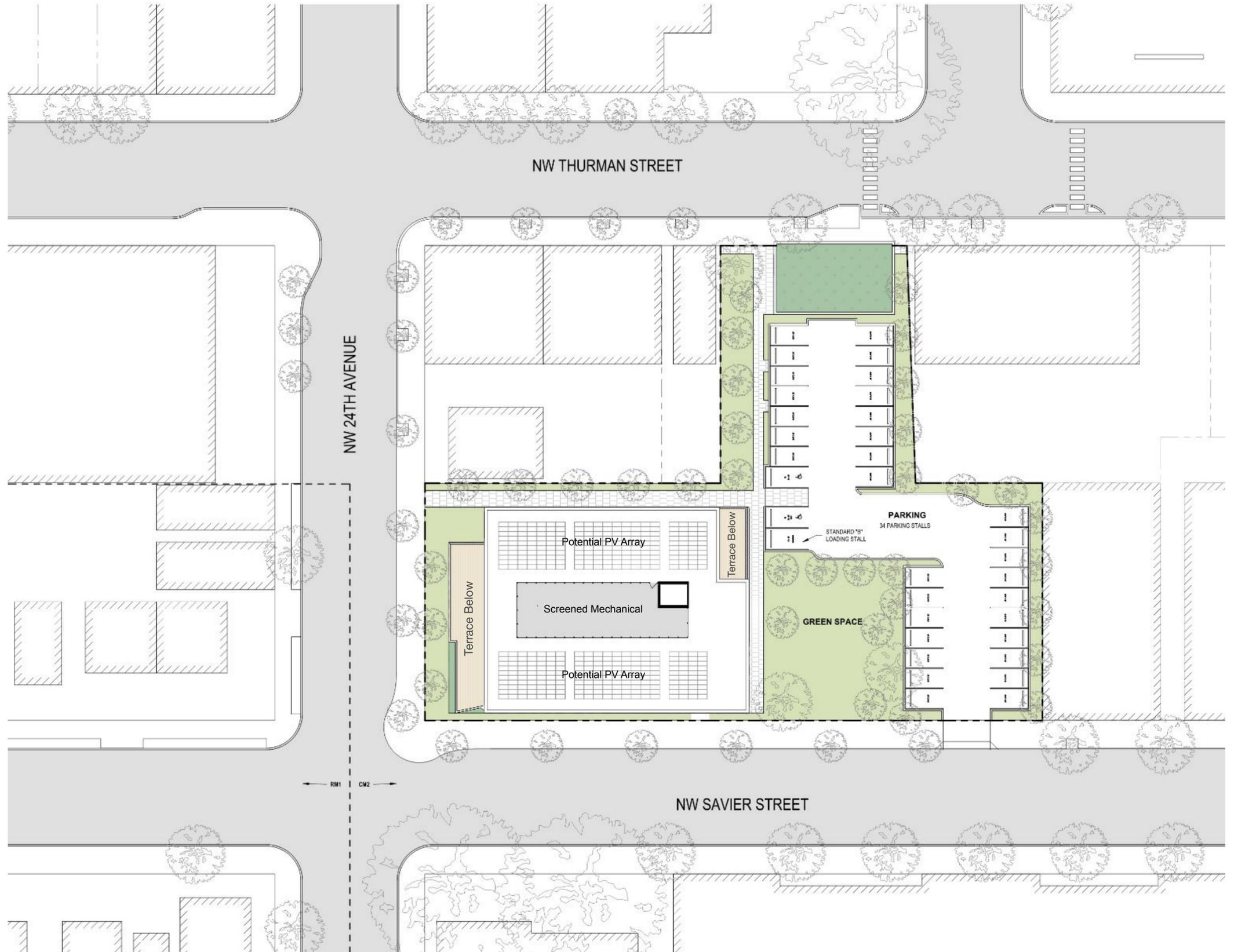
Level 04 Plan

- Office
- Service / Circulation
- Eco-Roof
- Terrace



Roof Plan

- Office
- Service / Circulation
- Eco-Roof
- Terrace



Preliminary Elevations

South + West



South Elevation, NW Savier St



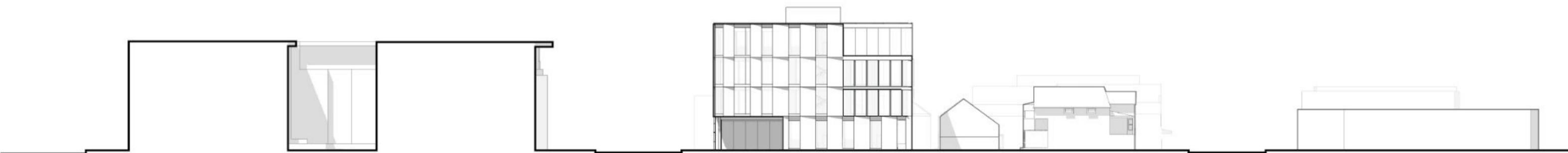
West Elevation, NW 24th Ave

Preliminary Elevations

North + East



North Elevation, NW Thurman St



East Elevation, NW 23th Ave

Thurman Street



Street Views - NW Thurman looking SW



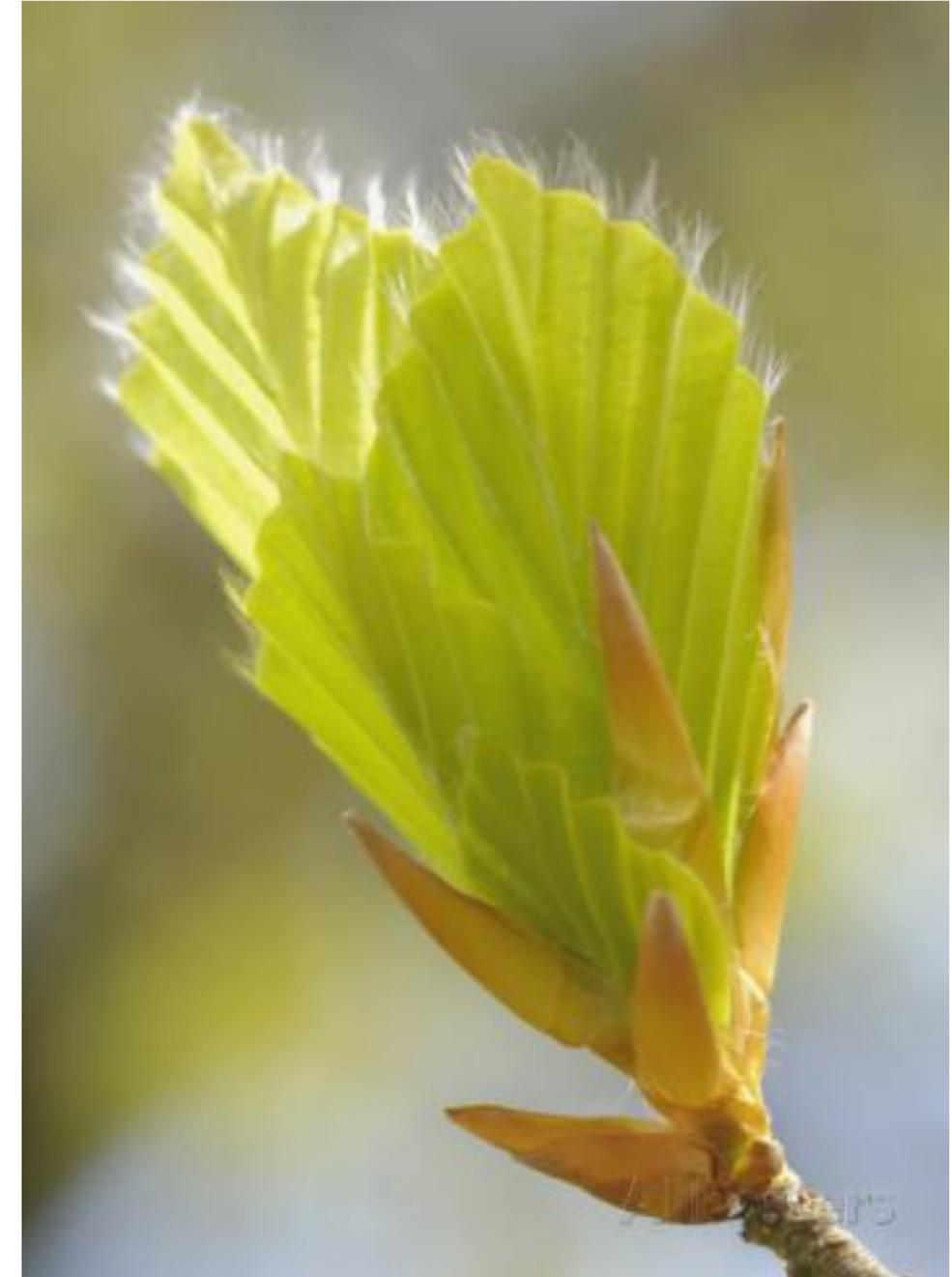
Existing



Proposed



Inspiration







Adjustments

Minimum Floor Area Ratio

Proposal

- Minimum FAR in the Northwest Plan district: 2.5 to 1.
- The site area is 34,036 sf, resulting 51,054 sf of required building area.
- The client's current needs are for a 40,000 sf building.
- The proposed site layout has been designed to accommodate future development and the maximum FAR of approximately 85,000 sf.

Approval Criteria

- The design better meets the approval criteria by allowing for a through-block pedestrian path (Guideline E1) and a sizable green space (Guideline D1).



Applicable Design Guidelines:

E1 - Network of Paths

E2 - Stop, Visit, Rest

D1 - Usable Outdoor Areas

D3 - Variety of Landscape Features

Maximum Building Height

55'-0" Proposed Building

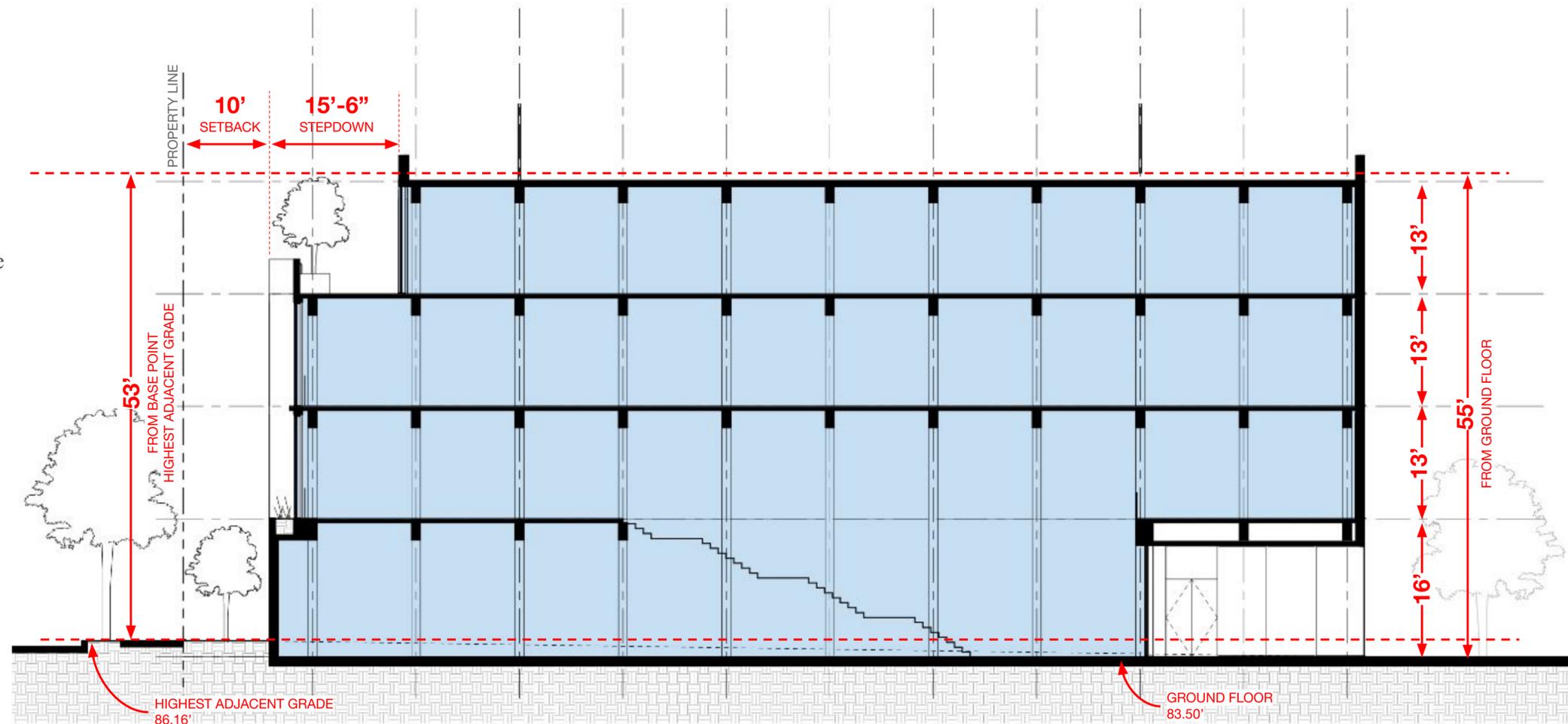
Proposal

- Base Height = 45'-0"
- Max Allowable Height = 55'-0"
- Proposed Height = 55'-0"
 - 45' Base Height
 - +5' Pursuing 33.130.210.C.8 - High ceilings*
 - +5' Requesting Adjustment to reach 55'

*33.130.210.C.8 - High ceilings. In the CM1, CM2, CM3, CE and CX zones outside the Central City plan district, base height, step-down height, and bonus height may be increased by 5 feet when at least 75 percent of the ground floor has at least 15 feet between the floor and the bottom of the structure above. The bottom of the structure above includes supporting beams.

Approval Criteria

- The increased building height allows for a 4-story office building, leaving site area for a centrally located green space and potential future development. The building provides a greater step down height setback along NW 24th Street than required. The additional 5 feet of height will result in a more compact building that is in keeping with the scale of buildings in the neighborhood.



Maximum Building Height

Adjacent Buildings

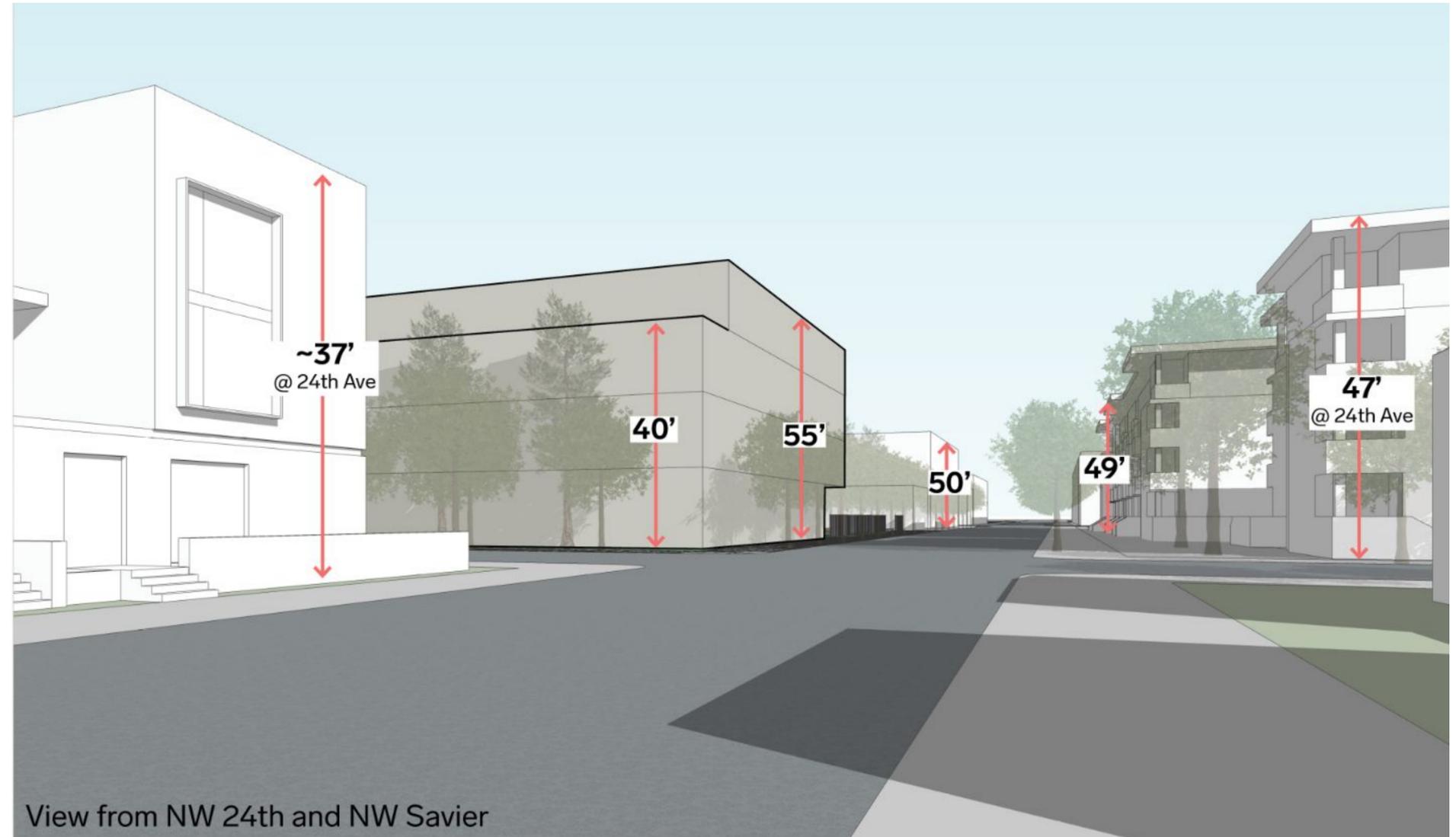
Proposal

- Base Height = 45'-0"
- Max Allowable Height = 55'-0"
- Proposed Height = 55'-0"
 - 45' Base Height
 - +5' Pursuing 33.130.210.C.8 - High ceilings*
 - +5' Requesting Adjustment to reach 55'

*33.130.210.C.8 - High ceilings. In the CM1, CM2, CM3, CE and CX zones outside the Central City plan district, base height, step-down height, and bonus height may be increased by 5 feet when at least 75 percent of the ground floor has at least 15 feet between the floor and the bottom of the structure above. The bottom of the structure above includes supporting beams.

Approval Criteria

- The increased building height allows for a 4-story office building, leaving site area for a centrally located green space and potential future development. The building provides a greater step down height setback along NW 24th Street than required. The additional 5 feet of height will result in a more compact building that is in keeping with the scale of buildings in the neighborhood.



Proposed Height

4-story building v. 3-story building

A project goal is to provide open area for a central green space. The program for the building is 40,000 gsf of office. If provided in a 4 story building, there is room for the green space along NW Savier. With the larger footprint of the 3-story building, the green space is not feasible.



Proposed Massing (4-Story Building)

40,000 GSF
4 Stories
55' Max Height

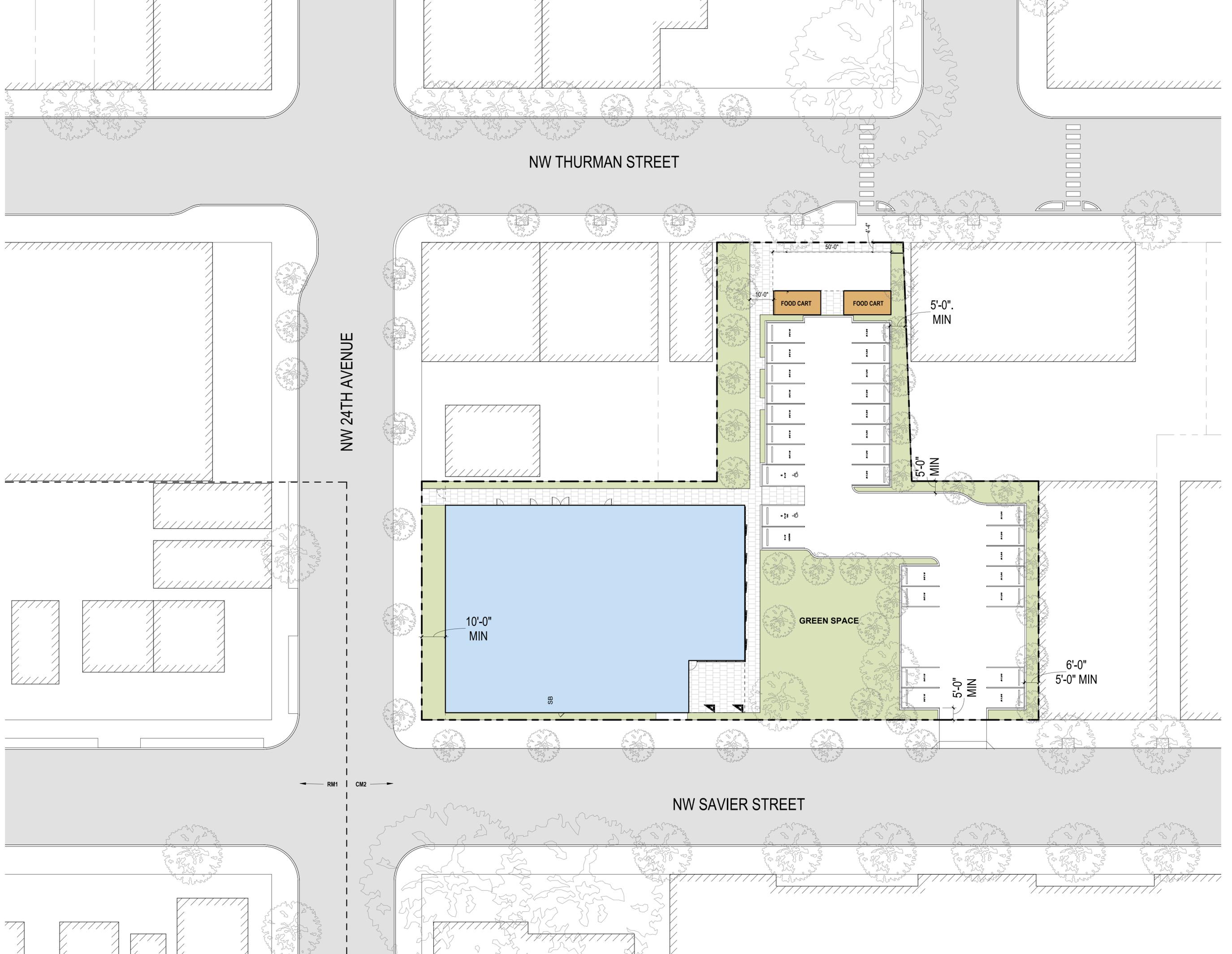
Alternate Massing (3-Story Building)

40,000 GSF
3 Stories
45' Max Height

NW THURMAN STREET

NW 24TH AVENUE

NW SAVIER STREET



RM1 CM2



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

Dan Ryan, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-6983
TTY: (503) 823-6868
www.portland.gov/bds

Date: July 13, 2021

To: DOUG SHEETS, LEVER ARCHITECTURE

From: Hillary Adam, Land Use Services, Hillary.Adam@portlandoregon.gov

RE: Design Advice Request posting for EA 21-064475 DA

Dear DOUG SHEETS, LEVER ARCHITECTURE;

I have received your application for a Design Advice Request (DA) at 1706 NW 24TH AVE. Your case number is given above. The first meeting with the Design Commission is scheduled for August 5, 2021. I am the planner handling your case, and can answer any questions you might have during the process.

You are required to post notice on the site of your proposal 21 days before the hearing. The information below will help you do this. Posting boards are now ready for you to pick up from the BDS Reception Desk, 5th Floor. The BDS Reception Desk is open Monday-Friday 8AM to 4:30PM. I am enclosing the notice that should be placed on the signs.

- A. You must post one of these signs every 600 feet, or fraction thereof, on each street frontage of the property. Because you have approximately **80** feet of street frontage on NW Thurman Street, you should post 1 sign. Because you have approximately **100** feet of street frontage on NW 24th Avenue, you should post 1 sign. Because you have approximately **260** feet of street frontage on NW Savier Street, you should post 1 sign.
- B. These signs must be placed within 10 feet of the street frontage line, and must be visible to pedestrians and motorists. You may not post in the public right-of-way.
- C. Because the meeting with the Design Commission for your case is scheduled for August 5, 2021, you must post the notice by July 15, 2021, 21 days before the hearing.
- D. A certification statement is enclosed, which you must sign and return. The statement affirms that you posted the site. It also confirms your understanding that if you do not post the notice by the date above, your hearing will be automatically postponed. You must return this statement to us by July 22, 2021, 14 days before the hearing.
- E. You should not remove the notice before the meeting, but it must be taken down within two weeks after the meeting. You may want to save the posting boards to use for the required site posting during the Type III land use review.

Encls: Posting Notice
Statement Certifying Posting

cc: Application Case File

Design Advice Request

NEW OFFICE BUILDINGS

CASE FILE	EA 21-064475 DA
WHEN	Monday, August 5, 2021 @ 1:30 PM <i>(This is the hearing start time –see Commission agenda for estimated project start time.)</i>
WHERE	ONLINE: Link to drawings is available at www.portlandoregon.gov/bds/dcagenda
HOW	TO COMMENT: Follow instructions on the Design Commission agenda or email the planner at Hillary.Adam@portlandoregon.gov
REVIEW BY	DESIGN COMMISSION
PROCESS	A Design Advice Request is a voluntary review process that allows the Commission to provide early feedback on a development proposal, prior to the required land use review
PROPOSAL	The applicant proposes two office buildings. One building, located at the northeast corner of NW 24 th and Savier, is proposed to be a 4-story 40,000sf mass timber building. The other building, located at the NW Thurman frontage, is proposed to be a 1-story 1,250sf building accessory to larger building. The rest of the site is proposed to be occupied with surface parking and a central green space. An Adjustment to reduce the minimum FAR from 1.5:1 to 1.2:1 would be required. A Modification to reduce the required Standard A loading space to a Standard B loading space would be required. A Modification to reduce interior parking lot landscaping may be required.
REVIEW APPROVAL CRITERIA	Community Design Guidelines
SITE ADDRESS	1706 NW 24 th Avenue
ZONING/ DESIGNATION	CM2d – Mixed-Use Commercial 2 with Design overlay
FURTHER INFO	Available online at www.portlandoregon.gov/bds/dcagenda or contact the planner listed below at the Bureau of Development Services.
QUESTIONS? BDS CONTACT	Hillary Adam, City Planner (503) 823-8953 / Hillary.Adam@PortlandOregon.gov Bureau of Development Services, 1900 SW 4 th Ave, Suite 5000, Portland, OR 97201

Traducción e interpretación | Chuyển Ngữ hoặc Phiên Dịch | 翻译或传译 | Turjumida ama Fasiraadda | 翻訳または通訳 | ການແປພາສາ ຫຼື ການອະທິບາຍ
Письменный или устный перевод | Traducere sau Interpretare | 번역및통역 | الترجمة التحريرية أو الشفوية | Письмовий або усний переклад



503-823-7300



BDS@PortlandOregon.gov



www.PortlandOregon.gov/bds/translated

TTY: 503-823-6868
Relay Service: 711

DOUG SHEETS, LEVER ARCHITECTURE
4713 N ALBINA AVE, FOURTH FLOOR PORTLAND, OR 97217

DATE: JULY 15TH, 2021

TO: Hillary Adam
Bureau of Development Services
1900 SW Fourth Ave., Suite 5000
Portland, Oregon 97201

APPLICANT'S STATEMENT CERTIFYING DESIGN ADVICE REQUEST POSTING

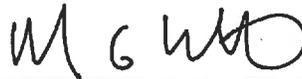
Case File EA 21-064475 DA

This certifies that I have posted notice on my site. I understand that the meeting with the Design Commission is scheduled for August 5, 2021 at 1:30PM, and that I was required to post the property at least 21 days before the hearing.

The required number of poster boards, with the notices attached, were set up on JULY 15TH, 2021 (date). These were placed within 10 feet of the street frontage line so that they were visible to pedestrians and motorists.

I understand that this form must be returned to the Bureau of Development Services no later than July 22, 2021, 14 days before the scheduled meeting. I also understand that if I do not post the notices by July 15, 2021, or return this form by July 22, 2021, my meeting will automatically be postponed.

In addition, I understand that I may not remove the notices before the meeting, but am required to remove them within two weeks of the meeting.



Signature

Doug Sheets

Print Name

4713 N Albina Ave, 4th Floor

Address

Portland, OR 97217

City/State/Zip Code

City/State/Zip Code

City/State/Zip Code

City/State/Zip Code



DO NOT
ENTER

NOTICE OF
PUBLIC HEARING

STATES POST OFFICE
FOREST PARK STATION
PORTLAND, OREGON 97210

NOTICE OF
PUBLIC HEARING





WOODS

STREET

USPS



GENERAL INFORMATION ABOUT THE DESIGN ADVICE REQUEST PROCESS

Purpose of a Design Advice Request

Design Advice Requests are not intended to substitute for other Code-required land use or legislative procedures. Purposes served by Design Advice Requests might include the following:

- Early feedback on atypical building types or configurations unable to draw on other prior project approvals to assess approval potential.
- Projects which, for various reasons, anticipate including elements that do not appear to conform to design guidelines, and which may require a waiver of one or more design guidelines.
- Unique urban design schemes for which interest or support is sought prior to approaching other agencies.

Process

The Portland Zoning Code affords the opportunity for parties interested in bringing matters before the Design Commission outside of other prescribed regulatory or legislative processes. The relevant Code chapter reads as follows:

33.730.050 F. Other pre-application advice.

An applicant may request advice from the Design Commission or Historical Landmarks Commission prior to submitting a land use request that would be heard by these commissions. These requests are known as "Design Advice Requests". These requests do not substitute for a required pre-application conference with the BDS staff and other City urban service or technical representatives.

The general order of appearance for those attending the meeting is as follows: Bureau of Development Services introduction, applicant presentation, clarifying questions about the proposal by the Commission, public comment, informal discussion about the proposal between the Commission and the applicants, and Design Commission final comment. There will be no final decision about this proposal during this Design Advice Request process. At the request of the Commission, a submittal for a Design Advice Request may be continued to a future date for further discussion.

Opportunity for Public Comment

The neighborhood association may take a position on the proposed development and may have scheduled an open meeting prior to providing comment to the Design Commission. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting. The public meeting with the Design Commission will provide an opportunity for parties to submit oral and written comment on this matter

Design Advice Request Results

Design Advice Requests will provide informal, advisory response only. Responses received at the meeting may inform City staff when processing future land use reviews, but will not be considered a formal directive from the Commission. The Commission may offer future procedural or design direction, and may also offer a preliminary assessment against approval criteria that would apply were the proposal to be reviewed formally through the land use review process. Comment provided at the meeting will be documented by City staff, and will be available for further and future reference.

Fwd: proposed office buildings NW Savier and NW 24th EA21-064475DA

mendored@comcast.net <mendored@comcast.net>

Wed 8/4/2021 12:18 PM

To: Adam, Hillary <Hillary.Adam@portlandoregon.gov>

Begin forwarded message:

> Dear Hilary,
> I would like to speak about the proposed office space
> at the corner of NW Savier and NW 24th in Portland 97210.
> Proposed EA 21-064475 DA.
> This proposal is scheduled for a hearing tomorrow August 5, 2021
> at 1:30 PM.
> We are a neighborhood not a large business area.
> This proposal plans to build a 4 story building
> on the very corner of NW Savier and NW 24th.
> This is huge block of a building in an otherwise
> open neighborhood.
> It would cut off light and sunshine to the neighboring buildings.
> And, be very overwhelming.
> Also, there are two very old, large, beautiful trees in that area
> which would certainly have to come down.
> This is tragic.
> Portland has been cutting down too many trees
> for new construction, when it is possible to take care
> around trees when building, even though it might
> cause some extra care to be taken.
> The post office sits on a large rectangle of property.
> Could not possibly the 4 story building be situated
> at the other end of that lot
> where now is the parking lot for the postal trucks
> to load and unload.
> Also, at that end there are all ready existing two large buildings next to the lot.
> Seems the 4 story building would be better there.
> Keep the mass of buildings together.
> Then the all ready existing parking space for postal patrons
> could be used for the new buildings parking lot.
> And, save the trees.
> Please.
> And, our lovely neighborhood.
> Please.
> Thank you for your time and attention to this matter.
> Many people in our neighborhood would appreciate
> your help with these simple changes.
> Sincerely,
> Marcia Kinnaird
> 2335 NW Raleigh Street
> A239
> Portland 97210
> You have my email.
>
>



Northwest District Association

June 17, 2021

Tom Robinson
Lever Architecture
4713 N Albina Ave, 4th Fl
Portland, OR 97217

RE: EA 21-044825 - 1706 NW 24 Ave. Project Briefing

Dear Tom; thank you for meeting with the NWDA Planning Committee. Below is our not-too-exhaustive record your presentation, our discussion, and a couple of follow up items. Please let me know if there are any omissions or items needing clarification.

Committee Attendees: Greg Theisen, Chuck Duffy, Roger Vrilakas, Vicki Skryha, Steve Pinger, Parker McNulty, Elliott Gansner, Larry Kojaku

Guests: Mike Stonebreaker, John Czarnecki, Bristol Kelly, Lewellyn Robison, Eric Opsahl, Allan Classen NW Examiner

1706 NW 24th Ave. Project Team: Ryan Buchanan, Thesis; Patrick Kessi, PHK Development; Thomas Robinson, Lever; Doug Sheets, Lever; Login Goins, Lever; Samantha Shuermann, Lever; Ashley Koger, Lever; Kurt Lango, Lango Hansen

Project Presentation

- Proposed 40 ksf creative office building;
- Owner occupant Thesis, a digital marketing company;
- Recent PreAp conference, summary notes not yet issued;
- 2 conceptual schemes for PC comment:
 - Option A: 4 story building at corner of NW 24th and Savier, 1 story building at Thurman St frontage, green space and surface parking off Savier St east of building;
 - Option B: 4 story building mid-parcel from NW Thurman to Savier, 1 story building at Thurman St frontage, green space east of building, surface parking at corner of NW 24th and Savier;
- Allowable floor area CM2 at 2.5:1 FAR = 85 ksf
- Allowable height CM2 45', proposing 55' with bonuses:
 - 5' additional ground floor High Ceiling height;
 - 5' per "BDS staff discussions" (?);
- Vaux Condominiums across Savier St are 45' in height, mixed use building adjacent to northeast is 37';
- Greenspaces to be private, gated, including through-block connector;
- Thurman St building seen as "pavilion office space" with ground floor meeting and office spaces;

the NorthWest District Association is a 501(3)c tax-exempt organization

Committee Comments and Follow Up:

- Option A generally preferred, but Option B significantly less developed;
- NW Branch Library as potential tenant if scope of project were to expand, especially on Thurman St;
- Relationship to 2-story frame house to the north on 24th;
- Clarity of entrance locations when split between street corner and parking area;
- Scale and use of Thurman St building: smaller than adjacent buildings and not an active frontage;
- Height bonus for High Ceilings, 33.130.210.C.8: from an Early Assistance Summary Report of a similar project in the NW District:
These bonuses are not available for this site as the FAR and height bonuses of the Northwest Plan District chapter 33.562 supersede FAR and height bonuses in the Commercial/Mixed Use chapter 33.130.
- The proposal is for less than half of the allowable floor area, the trade-off for a smaller building appearing to be surface parking;
- Surface parking is an allowed use but not a required use. From a recent Pre-Application Summary of a similar project in the NW District:
a. Context – The Northwest Plan District promotes a walkable neighborhood with any vehicular parking located below-grade, or fully screened by active uses. Staff has concerns with any at-grade parking.
b. Public Realm – A surface parking lot at a site that does not require parking presents many challenges in meeting the Design Guidelines. Staff strongly suggests expanding the building program to facilitate below-grade parking or lining both street frontages with active uses to internalize above-grade parking.
- The Committee strongly supported the project concept in general, but would encourage further consideration of the proposed Thurman St. building, and the overall site concept with regard to surface parking.

Best Regards,
Northwest District Association Planning Committee



Steve Pinger
member, NWDA Planning Committee

petition Office Buildings EA 21-064475 DA NW 24th and NW Savier St**mendored@comcast.net** <mendored@comcast.net>

Mon 8/16/2021 6:09 PM

To: Adam, Hillary <Hillary.Adam@portlandoregon.gov> 6 attachments (2 KB)

ATT00001.txt; ATT00002.txt; ATT00003.txt; ATT00004.txt; ATT00005.txt; ATT00006.txt;

Good morning, Hillary

Here are the petitions I have for the Commission.

I wish there were more signatures.

The heat last week kept us from getting out into the neighborhood like we wished.

Still this is a representation of neighbors' wishes.

Thank you for taking these.

Hopefully, they will be seriously considered.

I appreciate your help and time.

Have a good week.

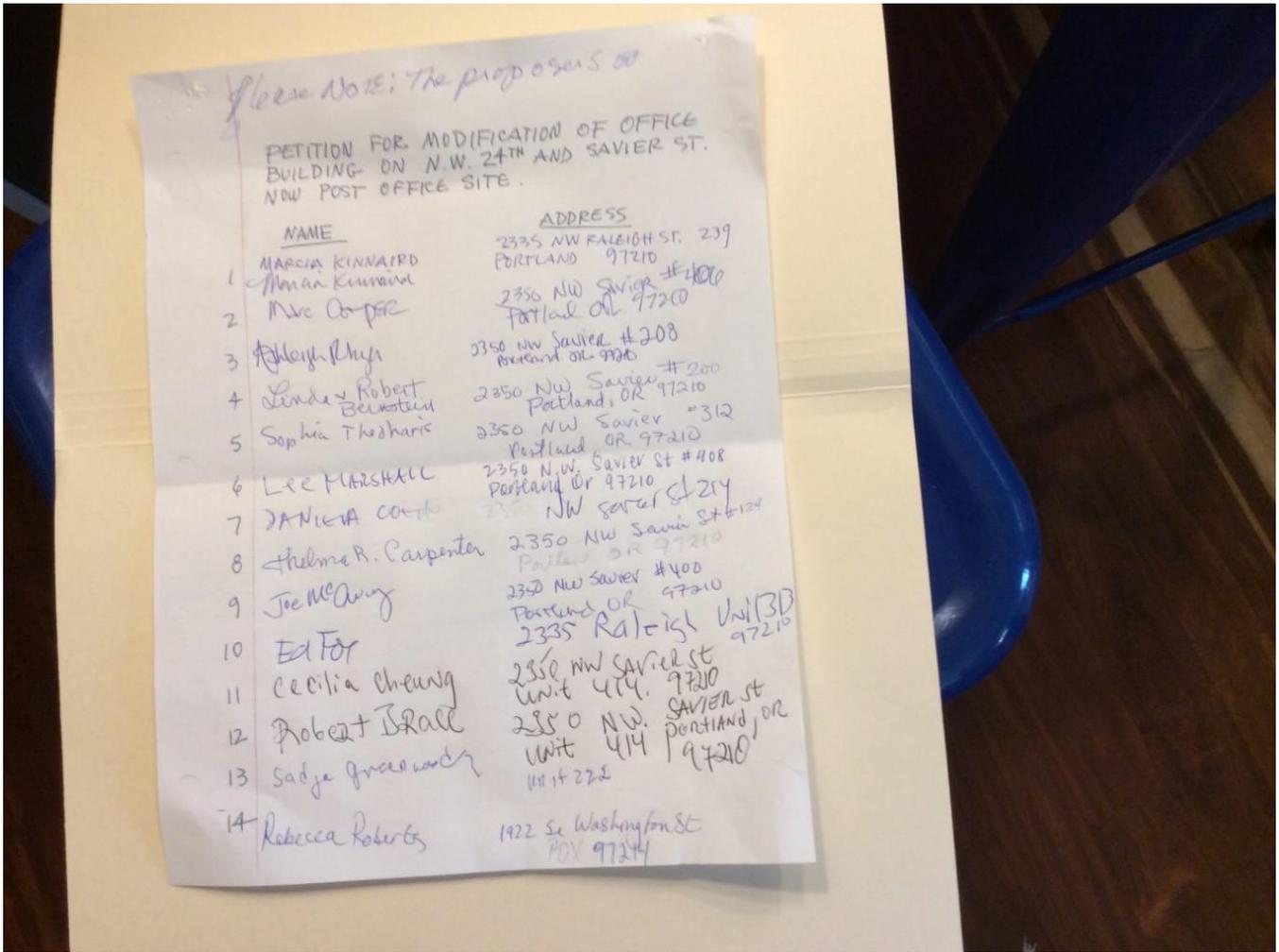
Best to you,

Marcia Kinnaird

.

PETITION FOR MODIFICATION OF OFFICE
BUILDING ON N.W. 24TH AND SAVIER ST.
NOW POST OFFICE SITE.

<u>NAME</u>	<u>ADDRESS</u>
1 Andrea Uehara	2375 NW Thurman work address
2 Frank Milan	2011 NW Lovejoy #12
3 Amanda Love	4138 NW Kilpatrick St 97203
4 Cheri Ceridwen	2020 NW Northrup St. #316 97209
5 Duncan Baruch	8535 SW 30th Ave DDX 97219
6 Katrina Watson	15810 SE Meadowlark Lane 97267
7 Lisa Tongel	2901 NW Levensh St 97225
8 Keith Alnwirk	2374 NW Pettygrove St 97210
9 Mark Koenigsberg	2365 NW Northrup St 97210
10 Leigh Scheid	2890 NW Sauer St
11 Jane Harrison-Holmer	2832 NW Thurman St 97210
12 Scott Kocher	2509 NW Thurman St 97210
13 Hebe von Reis	3431 NW Thurman St. 97210
14 Linh Phan	2580 NW Westover Rd. 97210



PETITION FOR MODIFICATION OF OFFICE BUILDING- ON N.W. 24TH AND SAVIER ST. NOW POST OFFICE SITE.

	<u>NAME</u>	<u>ADDRESS</u>
1	Gunnar Orlans	1708 NW 23 RD #1 97210
2	Claire Churchill	5232 NE Everett St Portland, OR 97213
3	Pujan Holt	123 SE 13 th Ave #101 Portland, OR 97214
4	Doug Schomacher	8400 NW Savier 97210
5	Michael Schomacher	2400 NW Savier 97210
6	Gila Lane	2335 NW Raleigh #339 97210
7	Mary Hunt	1824 NW 24 th Ave. 97210
8	Quintana	1824 NW 24 th Ave 97210 Portland, OR 97210
9	Mary Ann Harman	2335 NW Raleigh ST #227 2335 NW Raleigh St #225
10	Diane Sherty	2335 NW Raleigh St #225
11	Tara McMahon	2335 NW Raleigh #221
12	Bob Weinstein	2335 NW Raleigh #203
13	Kathy Sherry	2335 NW Raleigh St
14	Rob Boston	2335 NW Raleigh #24
15	H. Delight Stone 7 Raleigh St	1560 NW 25 th Ave. Portland, OR
16		

PETITION FOR MODIFICATION OF OFFICE
BUILDING ON N.W. 24TH AND N.W. SAVIER ST.
NW POST OFFICE SITE .

NAME	ADDRESS
15 DANE VECEZZI	1922 SE WASHINGTON ST. PORTLAND, OR 97214
16 Emily Paton	2350 NW SAVIER ST. #126 Portland, OR 97210
17 Kate McPherson	2350 NW Savier St 306 Portland, OR 97210
18 Betsy + Le Bergsten	2350 NW Savier #412 Portland, OR 97210
19 Paul Gimbergen	2350 NW Savier #402 Portland, OR 97210
20 Cynthia Horvath	2350 NW Savier St #226 Portland, OR 97210
21	
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PETITION FOR MODIFICATION OF OFFICE BUILDING ON N.W. 24TH AND SAVIER ST. NOW POST OFFICE SITE.

	<u>NAME</u>	<u>ADDRESS</u>
1	Even Throckmorton	4141 SE 42nd Ave Portland, OR 97206
2	TS. Cleaners	2346 NW Thurman St.
3	Hillary M. Marshall	1255 NW 9 th Ave #910
4	Erin Timmins	2387 NW Thurman St.
5	Jamet Schaefer	2335 NW Raleigh St. #321 Portland OR 97210
6	Jennifer West	2335 NW Raleigh #321
7	Mike Feaght	Portland, OR 97210
8		#335 Raleigh
9	Paul Black	#335 2335 NW Raleigh
10		
11		
12		
13		

PETITION FOR MODIFICATION OF OFFICE BUILDING ON N.W. 24TH AND N.W. SAVIER ST. NW POST OFFICE SITE .

	<u>NAME</u>	<u>ADDRESS</u>
15	Nylan Brooks	nylan.r.brooks@gmail.com
16	Ann Collins Portland 97210	(noemail)
17	Al DAVISSON	514 SE BELMONT 97214
18	Mary Bergren	2575 NW Marshall 97210
19	John Bergren	11
20	Jill R	2454 No Westmen
21	Pat Bagnor	715 SW King Ave
22	Ann Keller	1905 NW 24th Ave
23	STEPHANIE CORDES	6464 S.E. DIVISION ST
24	Marsa Martin	604 e foothills dr. 97132
25		
26		
27		
28		

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4 Cheri Ceridwen	2020 NW Northrup St. #806 97209
5 Duncan Baruch	8837 SW 30th Ave PDX 97219
6 Katrina Watson	15310 SE Meadowlark Lane 97267
7 Lisa Tongel	2501 NW Klausha St 97225 97210
8 KEITH ALNWICK	2374 NW PETHINGHOLE ST
9 Mark Koenigsberg	2365 NW Northrup St Unit # 97210
10 Leigh Scheid	2870 NW Sawyer St
11 Jane Harrison-Fehner	2832 NW Thurman St 97210
12 Scott Kocher	2908 NW Thurman St 97210
13 Frederike von Reis	3431 NW Thurman St. 97210
14 Linh Phan	2580 NW Westover Rd. 97210

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NOW POST OFFICE SITE .

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18 Mary Bergren	2575 NW Marshall 97210
19 John Bergren	11 11
20 Julie	2454 NW Westman
21 Pat Bagnor	715 SW King Ave
22 Ann Keller	1905 NW 24th Ave
23 STEPHANE CORDES	6464 S.E. DIVISION ST
24 Marisa Martin	604 E foothills dr. 97132
25	
26	
27	
28	

Please Note: The proposers of

PETITION FOR MODIFICATION OF OFFICE
BUILDING ON N.W. 24TH AND SAVIER ST.
NOW POST OFFICE SITE.

	<u>NAME</u>	<u>ADDRESS</u>
1	MARCIA KINNAIRD Marcia Kinnaird	2335 NW RALEIGH ST. 239 PORTLAND 97210
2	Marc Cooper	2356 NW SAVIER #400 Portland OR 97210
3	Ashleigh Rhyu	2350 NW SAVIER #208 Portland OR 97210
4	Linda & Robert Bernstein	2350 NW SAVIER #200 Portland, OR 97210
5	Sophia Theoharis	2350 NW SAVIER #312 Portland OR 97210
6	LEE MARSHALL	2350 N.W. SAVIER ST #408 Portland OR 97210
7	JANICIA coo do	2350 NW SAVIER ST #214
8	Thelma R. Carpenter	2350 NW SAVIER ST #124 Portland OR 97210
9	Joe McQuay	2350 NW SAVIER #400 Portland OR 97210
10	Ed For	2335 RALEIGH UNIT 3D 97210
11	Cecilia Cheung	2350 NW SAVIER ST UNIT 414 97210
12	Robert Drake	2350 NW SAVIER ST UNIT 414 PORTLAND, OR 97210
13	Sadya Greenwood	UNIT 222
14	Rebecca Roberts	1922 SE Washington St POX 97214

PETITION FOR MODIFICATION OF OFFICE
BUILDING ON N.W. 24TH AND N.W. SAVIER ST.
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16 Emily Patton	2350 NW SAVIER ST. - B-126 Portland, OR 97210
17 Kate McPherson	2350 NW SAVIER ST 306 Portland, OR 97210
18 Getsy + Len Bergsten	2350 NW SAVIER #412 Portland, OR 97210
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5	Michael Schomacher	2400 NW Savier 97210
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7	Mary Hunt	1824 NW 24 th Ave. 97210
8	Ann Fattico	1824 NW 24 th Ave 97210
9	Mary Ann Harman	Portland, OR 97210 2335 NW Raleigh ST #227
10	Diane Doherty	2335 NW Raleigh St #225
11	Tara McMahon	2335 NW Raleigh #221
12	Bob Weinstein	2335 NW Raleigh #203
13	Kathy Droz	2335 NW Raleigh #201
14	Pat Berman	2335 NW Raleigh #21
15	H. Delight Stone	1560 NW 25 th Ave.
	H. Delight Stone	Portland, OR
16		

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6	Jonathan West	2335 NW Raleigh #321
7	Mike Feaght	Portland, OR 97210
8		#335 Raleigh
9	Paul Block	-#339 → 2335 NW Raleigh

10

11

12

13

Development of Forest Park Post Office

Paul Block <blockwest@gmail.com>

Wed 8/18/2021 11:13 AM

To: Adam, Hillary <Hillary.Adam@portlandoregon.gov>

Dear Ms. Adams...to lose those two beautiful heritage trees, currently happily growing on 24th at Savier, would truly be a sin, and a blot on the development of the area.

Please save those trees.

-Paul Block

Condo owner on 24th Avenue.

Petition to Request Modifications @ Post Office Site -NW Savier & NW 24th

Greg and Susan Aldrich <aldrich2350@gmail.com>

Wed 8/18/2021 4:42 PM

To: Adam, Hillary <Hillary.Adam@portlandoregon.gov>

 1 attachments (5 MB)

IMG_20210818_163550.jpg;

Greetings,

Please see the attached request for modifications to the proposed Post Office site redevelopment plan.

Please let me know if you have any questions.

Yours truly,

Greg Aldrich
2450 NW Savier Street, Unit 138
Portland, OR 97210

ION TO REQUEST MODIFICATION OF SITE FOR OFFICE
DING ON CORNER N.W. 24TH & N.W. SAVIER - POST OFF

FIGATIONS:

STORY OFFICE BUILDING ^{OR}
GHT ON CORNER OF 24TH
SAVIER TO BE SET BACK

(B)

LOCATE BUILDING AT
ENDS OF POST OFFICE LOT

SOFTEN TRANSITION BETWEEN
BUILDING & NEIGHBORHOOD.

(C)

KEEP 2 TREES ON NW
PARKING LOT AND PROTECT
THEM DURING CONSTRUCTION

ING- THURSDAY, AUGUST 19TH - 1:30 P.M.

CE BUILDINGS EA 21-064475 DA

- ONLINE - www.portlandoregon.gov/bds/dcagenda

ACT CITY PLANNER HILLARY ADAM 503 823-8953
Hillary.Adam@PortlandOregon.gov

Re: information regarding EA 21-064475 DA

Michael L <mr.michael.leblanc@gmail.com>

Wed 8/18/2021 9:44 PM

To: Adam, Hillary <Hillary.Adam@portlandoregon.gov> 1 attachments (268 KB)

discussions_on_EA_21-064475_DA-1706.pdf;

Hillary Adam,

Thank you for the information. Please find attached questions and suggestions from me for the public hearing. I am a neighbor residing across the street from the development. I appreciate the opportunity to provide these comments. Please let me know if I need to do anything further.

Thank you.

regards,

Michael LeBlanc

2335 NW Raleigh St, #111, Portland, OR 97210

On Mon, Aug 16, 2021 at 10:25 AM Adam, Hillary <Hillary.Adam@portlandoregon.gov> wrote:

Hi Michael,

Here is the link to register to watch this Thursday's Design Commission hearing. You can also register to testify on this page: [8/19/21 - Design Commission Hearing Agenda | Portland.gov](#)

From this page you will see a blue link with this EA number. If you click that link, it will lead you to the drawings and the staff memo.

Let me know if you have any more questions.

~Hillary

Hillary Adam, Senior Planner (she/her)

City of Portland, Bureau of Development Services

Design & Historic Resource Review Team

1900 SW 4th Ave, Suite 5000

Portland, OR 97201

hillary.adam@portlandoregon.gov

p: 503-823-8953

M-F 9:00-5:30

From: [Michael L](#)

Sent: Thursday, August 12, 2021 5:36 PM

To: [Adam, Hillary](#)

Subject: information regarding EA 21-064475 DA

Hillary Adam,

Greetings. I need your help. I am familiar with an upcoming design review for a neighboring property at NW 24th & NW Savier. Can you provide documentation on the design proposal or a link to this information? I see a rough summary and overview of the property, but very little else. I assume there are site drawings and such. Any info would be fantastic.

Greatly appreciated. Thank you.

regards,

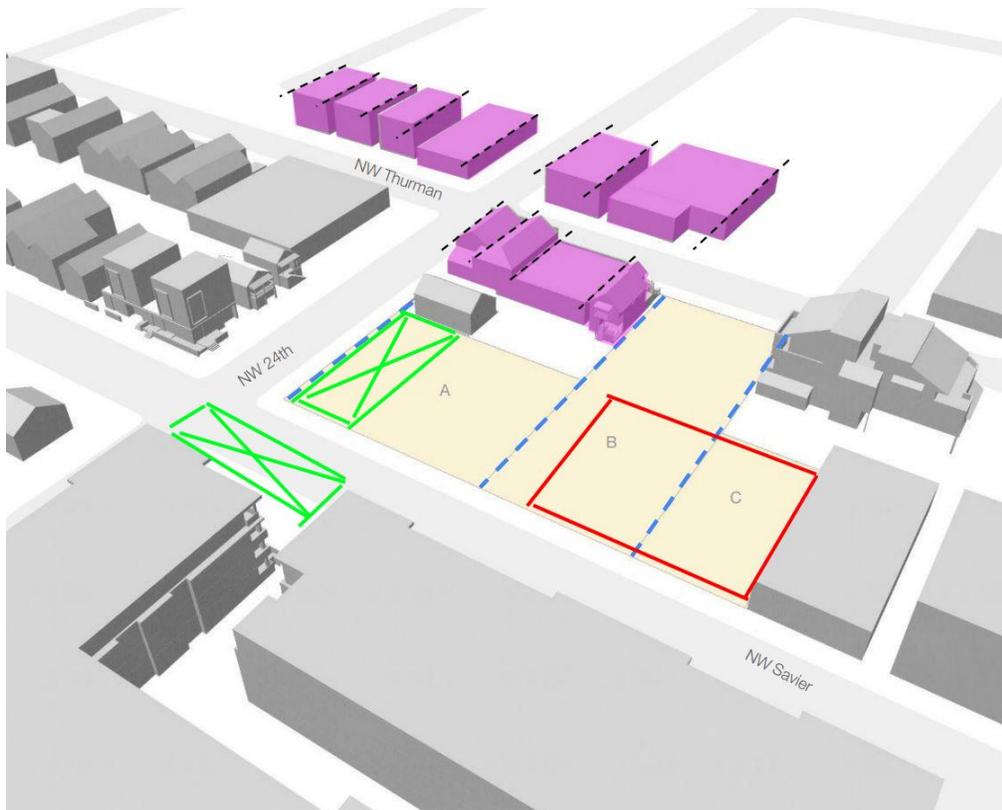
Michael LeBlanc

2335 NW Raleigh St #111, Portland, OR 97210

Regarding EA 21-064475 DA – 1706 NW 24th

I look forward to the property be developed and believe it is a great opportunity for the owners and for the neighborhood. Please consider the following inputs from your neighbor and factor them into your planning. Good luck with the development.

1. This is right beside the wonderful NW 23rd street and NW Thurman street with mixed development of retail and residents. I do not believe a large office building complements or adds to the NW 23rd corridor. This could easily be addressed by making the first floor be retail/commercial space while leaving the upper floors for the office space.
2. There is too little space dedicated to parking. Underground parking should be required for the site.
3. Placing the larger building across sections B and C (shown as a red shape in the drawing) would allow the larger green space to be along the NW 24 Frontage Road, matching the large existing green space of the neighboring Vaux condominium at this corner. This will blend the new site into the heavily landscaped nearby neighbors.



4. In all of the presentation materials, the dense trees and landscaping along NW Savier are not captured. The new site should match the heavily landscaped street with a larger setback along NW Savier dedicated to denser, matching landscaping. This will blend into the neighborhood and avoid the barren look of the building. (Green spaces shown in image above.)

Image below shows the heavily treed residencies on the south side of NW 24.



5. Related to item #4, the mature trees currently on the property along NW 24th should be kept and protected. They would be a great part of the dedicated green space as has been suggested above.
6. This new building 'takes' from the neighborhood the beauty of the landscaped residencies with the large windows for the tenants to enjoy but does not give back to the neighbors with a blended construction and heavily landscaped property so that neighbors have a pleasant view. The exterior of the building should match/complement the nearby Vaux condominium in some form with the materials chosen and landscaping. The current, bold contrast to the existing residential neighborhood is too distracting.
7. This is a quiet and lovely street, especially in the evenings and at night. I am concerned the large office building will display significant lighting from the interior office space and parking lot lights. This will not match the subdued lighting of the homes and residencies in the neighborhood. The building will stick out and be an eyesore in the evenings unless this is actively mitigated in the architecture. Smaller windows, darkened windows, heavy landscaping would all help.
8. Page A.8 and A.9 lists Thurman Street as the location for a future streetcar extension. I do not believe this is accurate and it should be removed. It is misleading.

Thank you for your consideration on these items and I look forward to your review and accommodations in the site design.

Regards,
Michael Le Blanc
2335 NW Raleigh 111
Portland, OR 97210

FW: Concerns about proposed building at 24th and Savier (Post Office)

Nielsen, Benjamin <Benjamin.Nielsen@portlandoregon.gov>

Thu 8/19/2021 1:56 PM

To: Adam, Hillary <Hillary.Adam@portlandoregon.gov>

FYI

Benjamin Nielsen – Senior Planner

p: 503.865.6519

From: Bob Weinstein <bobalaska@gmail.com>**Sent:** Thursday, August 19, 2021 1:52 PM**To:** Nielsen, Benjamin <Benjamin.Nielsen@portlandoregon.gov>; Commissioner Ryan Office <CommissionerRyanOffice@portlandoregon.gov>; Heron, Tim <Tim.Heron@portlandoregon.gov>**Cc:** Parker McNulty <parker@carbongrp.com>; Marcia Kinnaird <mendored@comcast.net>**Subject:** Fwd: Concerns about proposed building at 24th and Savier (Post Office)

I am forwarding this to you after getting at autoresponse from Tim Heron.

FYI I made in error in the original email when I referred to trees at Thurman and 24th (and once as a typo, as Third and 24th.

In all those cases, I am actually referring to the corner of NW 24th and Savier.

Bob Weinstein

On August 19, 2021 at 1:26:48 PM, Bob Weinstein (bobalaska@gmail.com) wrote:

Tim:

I am writing to express concern about the proposed development at 24th and Savier.

I think the project needs some redesign so as to be a better fit for the neighborhood. I happen to live in the Vaux Condominiums across the street the proposed development.

In my opinion, the proposed green area should be relocated towards the corner of 24th and Thurman. This would allow it to be viewed and appreciated by the many pedestrians who walk along 24th and well as on Savier.

This would also allow the two large trees at the corner off 24th and Thurman to remain in place.

When the Vaux was constructed, it is my understanding that the developers were asked if they could alter the proposed building so as to preserve large trees on Savier and Raleigh Streets. They did so by adjusting the footprint, a decision that has added value to the project and beauty to the neighborhood.

Similarly, the large trees at the corner of Third and 24th play a similar role in the neighborhood. Below you will see a photo of one of the trees last fall. Removing this is not necessary when reasonable

alternatives exist.

What are the reasonable alternatives? I recommend that:

1. The preferred alternative be required to be modified so the green area moves to the corner of Thurman and 24th, the large trees be preserved, and the parking reconfigured as necessary.
2. As an alternative, I suggest that the preferred option be rejected, and Option B be approved with modifications: The green area be moved to the corner of 24th and Thurman, and the parking be reconfigured, perhaps on both sides of the building.

Finally, I understand, perhaps incorrectly, that future development for this project would allow the parking to be completely removed and additional buildings constructed, apparently on what I believe is a misguided theory that the proposed development is near public transit and parking would not be required, as all workers for the building would use mass transit.

If there is data that shows that in the real world this really occurs, e.g. that a person will take mass transit for an hour or more rather than drive for 10-15 minutes, I have not seen it, or that the the commuter lives near mass transit.

Based upon personal experience, and conversations with numerous family members and friends on this subject< I do not believe this to be the case. While this might be someone's ideal, but it is akin to PBOT's theory that e-scooters would be used for the "last mile" by countless public transit users every day. The facts show that that has clearly not been the case.

Thank you for your consideration.

Thank you.

Bob Weinstein



[User Approved] RE: 24th & Savier office building hearing testimony request

Helle, Anita <ahelle@oregonstate.edu>

Thu 8/19/2021 2:04 PM

To: Adam, Hillary <Hillary.Adam@portlandoregon.gov>

Hillary—

I have registered, and can see view on zoom, so I expect to be present (even though I don't see my face).

However, in case my testimony needs to be presented in advance in writing, here it is:

My name is Anita Helle (pronounced Hella). I live on North side/Savier side of building. I, too, have been having extended conversation with Vaux residents.

I did not sign or mount a petition because I wanted to seek a second-stage discussion based on a broader and more informed perspective on the office building/Savier.

Concern #1. It would be nice to save trees on Savier. In fact, however, the greatest impact for VAUX resident is impact of development across the entire North or Savier side. The greatest benefit of option A plan is the green space screening parking. If saving 2 trees with a greater required setback from 24th to do so would result in abbreviation of green space, I and many residents are NOT in favor of abbreviating green space. We would prefer to prioritize impacts on the entire north side of the Vaux, not the trees alone, and therefore favor the current plan over a setback that would reduce green space.

Concern #2: Traffic flow. The entire Vaux parking system empties out on Savier street. Concern is for intersection traffic for inflow/outflow of new building also on Savier. By my informal count 8-15 cars enter and exit Savier street from Vaux parking garage at every hour of the day. With the build-up of traffic waiting for access to NW 23rd avenue, peak traffic hours are very congested along Savier. Have the developers done a traffic analysis of the intersecting traffic to empty out from the new building on Savier? A more concise metric is needed here. I would recommend planner consider other inflows/outflows of parking for the new building on 24th or Thurman, where there is less residential impact (especially on Thurman).

This is a quick summary in case my 2 minute testimony can be passed along in writing. Although I see everyone on the commission on my screen (I am now logged on), I don't see my zoom square visible yet—perhaps that is yet coming up, but am prepared also to give oral testimony.

Many thanks for the opportunity of this input. The proposed building has many attractive features, but I believe these two issues need further discussion and further formal assessment and second-stage discussion.

Anita Helle

From: Adam, Hillary <Hillary.Adam@portlandoregon.gov>

Sent: Monday, August 16, 2021 9:09 AM

To: Helle, Anita <ahelle@oregonstate.edu>

Subject: RE: 24th & Savier office building hearing request

[This email originated from outside of OSU. Use caution with links and attachments.]

Hi Anita,

The link was just updated. Please see the link here to register: [8/19/21 - Design Commission Hearing Agenda | Portland.gov](#)

~Hillary

Hillary Adam, Senior Planner (she/her)
City of Portland, Bureau of Development Services
Design & Historic Resource Review Team
1900 SW 4th Ave, Suite 5000
Portland, OR 97201

hillary.adam@portlandoregon.gov

p: 503-823-8953

M-F 9:00-5:30

From: [Helle, Anita](#)

Sent: Thursday, August 12, 2021 8:46 PM

To: [Adam, Hillary](#)

Subject: RE: 24th & Savier office building hearing request

Hello, Hillary—

I registered, but haven't received anything that would allow testimony. My interest is in the office building on NW 25th & Savier. I'm not in agreement with a petition to set the building back from 25th to preserve trees esp if it would (as is likely) reduce green space, and affect the whole Savier north side. I'm not alone in this concern. Perhaps testimony on this issue isn't being taken at this meeting (the only opportunity to provide testimony that was part of the registration link had to do with building on N. Argyle.

Thanks,

Anita Helle

From: Adam, Hillary <Hillary.Adam@portlandoregon.gov>

Sent: Thursday, August 05, 2021 1:48 PM

To: Helle, Anita <ahelle@oregonstate.edu>

Subject: Re: 24th & Savier office building hearing request

[This email originated from outside of OSU. Use caution with links and attachments.]

Hi Anita,

Here is the link to the August 19th Design Commission hearing agenda: <https://www.portland.gov/bds/design-commission/events/2021/8/19/8-19-21-design-commission-hearing-agenda>

The Hearing Registration link should be added today. Once the registration link is up, you can enter your information which will result in a link being emailed to you which will enable you to view the hearing. You can also indicate whether or not you would like to provide testimony at the 8/19 hearing.

~Hillary

Hillary Adam, Senior Planner (she/her)
City of Portland, Bureau of Development Services
Design & Historic Resource Review Team
1900 SW 4th Ave, Suite 5000
Portland, OR 97201

hillary.adam@portlandoregon.gov

p: 503-823-8953

M-F 9:00-5:30

From: Helle, Anita <ahelle@oregonstate.edu>

Sent: Thursday, August 5, 2021 1:44 PM

To: Adam, Hillary <Hillary.Adam@portlandoregon.gov>

Subject: 24th & Savier office building hearing request

Dear Hillary Adam—

I see that the hearing for the proposed Lever Architecture development at 24th & Savier has been postponed to a meeting on 8/19. I am writing to request notice of the meeting time on the 19th and direction on how to listen in or observe via zoom. (FYI, I'm an interested resident of the neighborhood).

Many thanks,

Anita Helle (best way to reach me is this email ahelle@oregonstate.edu.)



City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue · Portland, Oregon 97201 | 503-823-7300 | www.portland.gov/bds



Early Assistance Application

File Number: _____

Appt Date/Time: _____

FOR INTAKE, STAFF USE ONLY

Date Rec _____ by _____

LU Reviews Expected _____

Required Optional

- Y N Unincorporated MC
- Y N Flood Hazard Area (LD & PD only)
- Y N Potential Landslide Hazard Area (LD & PD only)
- Y N 100-year Flood Plain
- Y N DOGAMI

Qtr Sec Map(s) _____ Zoning _____

Plan District _____

Historic and/or Design District _____

Neighborhood _____

District Coalition _____

Business Assoc _____

Neighborhood within 400/1000 ft _____

**APPLICANT: Complete all sections below that apply to the proposal. Please print legibly.
Email this application and supporting documents to: LandUseIntake@portlandoregon.gov**

Development Site

Address _____ Cross Street _____ Site Size/Area _____

Tax account number(s) R _____ R _____ R _____

Adjacent property in same ownership R _____ R _____ R _____

Short Project Description:

include proposed stormwater disposal methods. Attach additional sheets for a more detailed description, if needed.

Design & Historic Review (New development: give project valuation. Renovation: give exterior alteration value) \$ _____

APPLICANT: Select an Early Assistance Type and check boxes for desired meeting/written notes options:

Early Assistance Type	City Reviewers	On-line MS Teams meeting & written notes provided ¹	No meeting, written notes provided
<input type="checkbox"/> Pre-application Conference² required for Type III and IV land use reviews	BDS Land Use Services, Transportation, Environmental Services, Water, Parks, others as needed	<input type="checkbox"/>	
<input type="checkbox"/> Design Advice Request² Public Zoom meeting or written notes only with Design Commission or Historic Landmarks Commission	BDS Land Use Services and Design Commission or Historic Landmarks Commission		
<input type="checkbox"/> Early Assistance - Zoning and Infrastructure Bureaus (including initial bureau responses for street vacations)	BDS Land Use Services, Transportation, Environmental Services, Water, Parks	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Early Assistance - Zoning Only	BDS Land Use Services	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Pre-Permit Zoning Plan Check <input type="checkbox"/> 1-2 housing units <input type="checkbox"/> All other development	BDS Land Use Services		<input type="checkbox"/>
<input type="checkbox"/> Public Works Inquiry for 1-2 housing units No land use review or property line adjustment expected	Transportation, Environmental Services, Water		<input type="checkbox"/>

¹Where a meeting is optional, an additional fee applies for the meeting in addition to written notes. Please see the Land Use Services fee schedule for detailed fee information: www.portland.gov/bds/documents/land-use-services-fee-schedule.

²Public notice (email and internet posting) provided for Pre-application conferences and Design Advice Requests.

Applicant Information For Early Assistance options that include a meeting, indicate who should be invited by BDS staff. A legible email address must be provided. Include separate sheet for additional names if needed.

PRIMARY CONTACT, check all that apply Applicant Owner Other _____

Invite to MS Teams Meeting?: Yes No

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip Code _____

Day Phone _____ email _____

Check all that apply Applicant Owner Other _____

Invite to MS Teams Meeting?: Yes No

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip Code _____

Day Phone _____ email _____

Check all that apply Applicant Owner Other _____

Invite to MS Teams Meeting?: Yes No

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip Code _____

Day Phone _____ email _____

Please submit this application via email with the following materials to

LandUseIntake@portlandoregon.gov:

- Written project description
- Site plans drawn to a measurable scale, with scale and scale bar identified
- Building elevations drawn to a measurable scale (if appropriate), with scale and scale bar identified

Once the application is received, staff will contact you regarding payment and scheduling a date and time for your meeting.

Questions to be discussed:

Please include on a separate sheet of paper all questions you wish to be addressed.

Note:

1. Only material submitted with the original application will be addressed by City staff; we are unable to address any additional material that is submitted after the application is received.
2. For some proposals, such as those using the Community Design Standards, you will receive more detailed information if you provide full-sized plans.
3. Estimates for System Development Charges (SDCs) are not be provided at Early Assistance Meetings. Refer to SDC information on the BDS website.
4. Plans examiners do not participate in Early Assistance meetings and they do not provide written comments. For life/safety and building code questions, consult with a plans examiner in the Permit Center or schedule a Life Safety Preliminary Meeting (www.portland.gov/bds/documents/life-safety-preliminary-meeting-request-packet).

Following a pre-application conference, the summary report with web links to forms and handouts will be e-mailed to you. If you prefer to receive paper copies, please check this box.



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

Dan Ryan, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-6983
TTY: (503) 823-6868
www.portland.gov/bds

Design Advice Request

DISCUSSION MEMO

Date: August 9, 2021

To: Design Commission

From: Hillary Adam, Design / Historic Review Team
503-823-8953 | hillary.adam@portlandoregon.gov

Re: EA 21-064475 DA – 1706 NW 24th

Design Advice Request Memo – Thursday, August 19, 2021

Attached is a drawing set for the Design Advice Request meeting scheduled on August 19, 2021. Please contact me with any questions or concerns. *** Commissioners: Please be aware that this is the first project you will be reviewing under the new Citywide Design Guidelines and new Modification criteria adopted through DOZA (see Section II below).***

I. PROGRAM OVERVIEW

Design Advice Request for a new, 4-story, 40,000 sf mass timber office building and 1,250 sf single story office building for a single tenant. The main office building is proposed to occupy the corner of Savier Street and 24th Avenue and the single-story office building is proposed to front Thurman Street. The two buildings will be linked by a pedestrian path and a green space is proposed at the center of the site. The remaining site area is shown to include 34 surface parking spaces and one loading space. Stormwater is proposed to be handled on site with dry wells.

The 4-story building is proposed to be 55', achieved through a 45' base zone height with 5' bonus for having a 15' high ground floor occupying at least 75% of the ground level and a Modification to 33.130.210.B.1 to further increase the height an additional 5'.

The proposal also indicates a Adjustment request to 33.562.B.2 to reduce minimum FAR from the required 1:5:1. The proposed FAR is 1.2:1. (*Maximum FAR for the site is 2.5:1 but could be increased to a total of 4:1 with bonuses.*)

II. FUTURE DESIGN REVIEW APPROVAL CRITERIA:

- [Citywide Design Guidelines](#) (approved 2021) ***Commissioners: Please note that these guidelines are new, adopted through DOZA.
- [Modification Criteria 33.825.040 A-C](#). (approved 2021) ***Commissioners: Please note that criterion 33.825.040 C. is a new criterion, A and B remain the same.
- [Adjustment Criteria 33.805.040 A.-F](#).

III. DEVELOPMENT TEAM BIO

Applicant Doug Sheets | Lever Architecture
Owner's Representative Patrick Kessi | 1706, LLC

Project Valuation \$ 7 million

IV. STAFF ANALYSIS & RECOMMENDED DAR DISCUSSION TOPICS

Staff advise you consider the following among your discussion items on August 19, 2021. Staff has provided a design guidelines matrix to the Commission. Please note:

- **Adjustment to required minimum FAR.** The site has a minimum FAR of 1.5:1. The proposed FAR is 1.2:1. An Adjustment would be required to reduce FAR for the currently proposed development, allowing FAR to remain for a potential future development.
- **Height Modification.** The 4-story building would require a Modification to increase height 5' above what is allowed by right through the base zone plus the taller ground floor height exception.
- **Site Layout.** An anchoring building at the corner meets the guidelines, but does the remainder of the site layout allow for a realistic future development. Please note there is no requirement for a future development except that which could be included as a condition of approval, however, these can be extremely difficult to enforce given market fluctuations.
- **Building at NW Thurman.** Given that an Adjustment to FAR is indicated, is the building at Thurman a sufficient response to this main street? Are the guidelines met? Are the Adjustment approval criteria met ([see 33.805.040](#))? See last page for more on this Adjustment.

CONTEXT

1. **Policy.** The following summarizes key policy context as it applies to the subject site.

a. **Plan – 2035 Comprehensive Plan, Mixed-Use – Urban Center.**

The site is located within an Inner Pattern Area, within a Town Center, and along a Neighborhood Corridor (NW Thurman). The following is taken from the Citywide Design Guidelines.

Within **Inner Pattern Neighborhoods**, new development should enhance the pattern of street-oriented buildings along Civic and Neighborhood Corridors. Many centers and corridors within the Inner Neighborhoods have a historic mixed-use urban pattern centered along vibrant main streets. The repetition of multiple doors, transom windows, prominent entrances, and the texture of materials and signage have established a fine-grained design vocabulary. New development can complement the form and texture of existing older buildings and patterns while adding density.

Town Centers anchored by high-employment and institutional uses will be supported with mid-rise development (5-7 stories or greater, depending on geography) that features a wide range of community services, commercial options, and housing. Within Town Centers, development should provide links to and amenities for the region's high-capacity transit system. Open spaces such as plazas created by new development should support business operations, social interaction, gathering, waiting, and augmenting large community-focused events and activities.

Neighborhood Corridors (NW Thurman) are narrower main streets that will include a mix of commercial and higher-density housing development. Development along Neighborhood Corridors should strive to support neighborhood business districts and provide housing options close to local services. New buildings should continue a compact urban form with amenities that enhance walkability and connectedness to adjacent residential areas and transit lines.

b. **Development Standards – Base Zone / Plan District.** Commercial Mixed-Use 2 – CM2. Design (d) overlay on southern portion of site. Design (d) and Centers Main Street (m)

overlay on the northern portion of the site. The northern portion of the site is located within the Northwest Plan District.

- c. **Streets.** NW Thurman is a Neighborhood Main Street; NW Savier and NW 24th are Local Streets. NW Thurman is a Transit Access Street with bus lines #15 and #26; NW 23rd to the east is a Major Transit Priority Street. NW Thurman is a Neighborhood Collector Street. NW Thurman and NW 23rd are Major Emergency Response Streets. NW Thurman, NW 24th, and NW Savier are City Bikeways. NW Thurman is a Major City Walkway; NW 24th and NW Savier are Neighborhood Walkways.
2. **Natural or Built Context.** The existing development on site includes a United States Post Office building and surface parking located at the west, east, and north of the building. The surrounding context includes a four-story multi-dwelling residential building to the south across NW Savier, with a 1-story building to its east. To the east of the site, is a 1-story commercial building and a 4-story mixed-use building at the corner of NW 23rd Avenue. NW 23rd Avenue features a mix of buildings ranging from 1-5 stories. The stretch of NW Thurman for a few blocks to the east and west at the north of the site features a mix of buildings ranging from 1-4 stories of various forms and vintages, as well as surface parking lots; immediately north of the site, across NW Thurman, is the Food Front Co-op grocery store parking lot. Immediately north and adjacent to the site is a 1.5-story residential structure facing NW 24th. To the west are single- and multi-dwelling structures of 1-2.5-stories.

With regard to the greater context, HWY 30/I-405 onramp and offramp is located approximately 2.5 blocks to the northwest. The Northwest Industrial District is located approximately 3 blocks to the north. Wallace Park is located one block southwest of the site with the West Hills, Macleay Park, and Forest Park located further west. The Historic Alphabet District is located approximately 6 blocks to the south and Good Sam Hospital is located 5 blocks to the southeast. NW 23rd Avenue, NW Thurman, and NW Vaughn are the closest commercially-oriented streets nearby.

3. **Site Layout.** The proposed layout of the site shows a 4-story building at the southeast corner with a 1-story pavilion-like building at the NW Thurman Street frontage. The rest of the site would feature surface parking and an open space with a midblock pedestrian connection connecting NW Savier and NW Thurman. The applicant intends to request an Adjustment to reduce the minimum FAR to allow the remainder of the site to possibly be developed at a later date. Sheets A.23 and A.21 give the clearest image of one idea for a footprint of potential future development.

The NW Thurman building is in response to several Code requirements that suggest that building mass, rather than parking (which was shown at an Early Assistance meeting), should be concentrated along NW Thurman (33.562.240 – Standards on Main Streets and the Streetcar Alignment, 33.415.320 – Maximum Building Setbacks, 33.415.330 – Location of Vehicles Areas, 33.415.350 – Entrances, 33.130.215 – Setbacks, 33.140.242 – Transit Street Main Entrances, 33.266.130 – Development standards for Parking). Staff recognizes that the small building proposed at Thurman with the green space along NW Savier could result in an awkward footprint for a future development if the open space is to remain.

Staff encourages the Commission to comment on the NW Thurman pavilion and what aspects of the current proposal are critical to meeting approval criteria and therefore should be required to be retained in a future proposal, such as the through-block connection. Staff also encourages the Commission to comment on whether the current site layout allows for the best possible future development or if changes should be made. For instance – should the building on Thurman be bigger? Should the open space in its proposed location be allowed to be removed in the future to ensure a more feasible future development footprint on the remainder of the site?

PUBLIC REALM

1. **Open Spaces.** Open space is provided on site via a covered entry plaza, a central open space, and a pedestrian path connecting NW Thurman to NW Savier. While the entry plaza and central open space would likely be primarily used by users and visitors to the site, the pedestrian path could potentially be used as a neighborhood amenity connecting the two east/west streets; ideally this would be formalized through a public access license or easement.
2. **Sidewalk Level of the Building.** The ground level of the 4-story building is human-scaled with each floor level expressed on the exterior. A stair at the interior south wall is also expressed through architectural stepping and climbing landscaping, adding movement and interest at this façade. A service room at the northwest corner of the main building is the one negative aspect of the ground level; staff suggests this room should be pushed back so it does not extend beyond the notch in the west façade. The smaller building at Thurman does not appear to be fully-formed, seeming almost temporary, though it is shown to remain in the potential future development (A.23). Staff encourages the Commission to suggest how this building would best activate NW Thurman and how this portion of the property could be designed in a way that gave the development some feeling of permanence, for example greater height, additional floors, masonry construction, larger footprint, distinctive detailing, etc.
3. **Parking.** While staff would prefer all parking was contained within a building or below grade, the proposal includes a generous buffer to screen half of the parking from street view. The layout of the parking however may discourage future development on the site if future development if the property owner requires it to stick to the footprint of the parking. Staff suggests all minimum parking lot landscaping and screening requirements be exceeded since the parking cannot be guaranteed for removal through land use review.

QUALITY AND PERMANENCE

1. **Materials and Design.** Materials haven't been clearly identified, but are noted as meeting Table 420-3 (Design Standards for materials), which include: brick, stucco, wood, fiber cement (which is not allowed at the ground floor in standards), and poured in place concrete with an architectural finish. The design of the 4-story building is coherent and dynamic and provides a sense of human scale with high visibility between the interior and exterior. The smaller building is discussed below.
2. **NW Thurman Building.** The smaller building at Thurman is simple in its design and appears to be shorter than other 1-story buildings on Thurman. The proposed height is not indicated. While the main street standards of 33.562 require a minimum ground floor height of 12', for contextual reasons this building should be taller or at least have a greater presence than appears to be shown (see A.34 and A.36). Because Thurman is a Neighborhood Collector and a Main Street, any development on Thurman should capitalize on the adjacency to transit and this commercial corridor by having a greater presence on this street. Without more guarantees of future development, this 1-story pavilion does not provide a sense of permanence and guideline #09 does not support construction of buildings meant to last 20 years or potentially even less.

Staff reminds the Commission that the applicant would be requesting a reduction to the minimum required FAR for the currently proposed development on the site with no guarantee of future development on the site. In order to approve an Adjustment to reduce minimum FAR on the site, the proposal must meet the approval criteria A.-F. in [33.805.040](#). Staff is concerned about compliance with the first approval criterion, which speaks to the proposal equally or better meeting the purpose of the standard being modified. The purpose of the

standard 33.562.220 is as follows: *“The regulations of this section encourage a transit-supportive level of development along main streets and the streetcar alignment, prevent buildings that are out of scale with the surrounding neighborhood, encourage vehicle parking to be within buildings, and allow larger buildings as screening along raised freeways.”*



CITYWIDE DESIGN GUIDELINES (2021) PROJECT NAME: 1706 NW 24th - New Office Buildings CASE NUMBER : EA 21-064475 DA

DATE: August 19, 2021

PROJECT ARCHITECT: Doug Sheets, Lever Architecture

PROJECT VALUE \$: 7 million

CONTEXT	STAFF		COMMISSION	
	+ / -	Comments	+ / -	Comments
<p>01: Build on the character, local identity, and aspiration of the place. Possible design approaches may include, <u>but are not limited to:</u></p> <ul style="list-style-type: none"> - Community - Relating to the local community's identity, history, and cultural values and places. - Architecture - Taking cues from desired character of existing architecture. - Nature - Reflecting and enhancing local natural resources such as rivers, streams, buttes and vegetation. 		Should the building at Thurman be taller or bigger? Should the open space be allowed to be removed in the future to ensure a more feasible future development footprint on the remainder of the site or is it considered critical to meeting the approval criteria?		
<p>02: Create Positive Relationship with surroundings. Possible design approaches may include, <u>but are not limited to:</u></p> <ul style="list-style-type: none"> - Building Massing - Developing effective placement and proportion of building massing toward adjacent lower-scale development and residential uses. - Street Wall - Maintaining a vibrant street wall with continuous storefronts along historic main streets. - Connectivity - Creating visual and physical links to adjacent pedestrian pathways and neighboring open spaces. - Adjacent Historic Landmarks - Deferring to the neighboring historic landmark through massing and urban form. 		4-story building mass is located at SW corner of the site, opposite a 4-story building. 1-story building along Thurman faces other smaller-scaled buildings along the commercial corridor. A ped path connects Thurman and Savier; this should be lit and remain open all hours. Surface parking is partially masked by open space. Parking lot screening and landscaping standards should be generously exceeded.		
<p>03: Integrate and enhance on-site features and opportunities to contribute to a location's uniqueness. Possible design approaches may include, <u>but are not limited to:</u></p> <ul style="list-style-type: none"> - Natural Resources - Minimizing site disturbance and integrating topography and natural resources found on-site. - Viewpoints - Integrating views to community points of interest. - On-site Older Buildings and Historic Resources - Retaining existing older buildings and historic resources. - Social and Cultural Significance - Incorporating a site's significant cultural or social history. 		The existing USPS building was built in 1970, is not historic, and will be razed. Two existing trees at the western edge of the site are proposed to be removed; these will be replaced with new trees. An ascending landscape detail on the south façade speaks to the nearby forested hills.		
PUBLIC REALM	STAFF		COMMISSION	
	+ / -	Comments	+ / -	Comments
<p>04: Design the sidewalk level of buildings to be active and human-scaled. Possible design approaches may include, <u>but are not limited to:</u></p> <ul style="list-style-type: none"> - Ground Floor Heights - Designing buildings with taller, more adaptable ground floors. - Multiple Entries and Windows - Offering more than one entrance along the ground floors of buildings to provide "eyes on the street" and avoid blank expanses of walls. - Weather Protection - Providing protection from wind, rain, and sun. - Lighting - Enhancing safety and visibility for pedestrians and highlighting special building features. - Residential Setbacks - Creating soft transitions while separating private spaces from public spaces. 		The design shows that each floor level with be expressed in the exterior façade; a stair at the interior south wall is expressed at the exterior, expressing the human scale of the building between floors 1 and 2. Floor plans show an open floor plate, however, a service room is located at the NW 24th Ave street-facing frontage - it should be pulled back to the jog in the building face.		

<p>05: Provide opportunities to pause, sit, and interact. Possible design approaches may include, <u>but are not limited to</u>:</p> <ul style="list-style-type: none"> - Seating - Providing a variety of seating types for passersby and building users. - Integrate Bicycles - Designing open spaces that accommodate parking for bicycles. - Art/Water - Designing spaces that can integrate opportunities for art, stormwater or water features. - Enclosure - Offering a comfortable buffer and distinction from the public realm. - Trees and Landscaping - Promoting health and wellness by helping to mitigate the effects of urban heat island. 		<p>A small plaza and green space are located along Savier which should accommodate features that support relaxation and interaction. Parking lot landscaping and screening should be generously exceeded given the parking's proximity to the open space and the heat island effect it will have. The entry provides a comfortable buffer and distinction from the public realm.</p>		
<p>06: Integrate and minimize the impact of parking and building services. Possible design approaches may include, <u>but are not limited to</u>:</p> <ul style="list-style-type: none"> - Vehicles and Parking - Screening and buffering vehicle areas from pedestrians and integrating parking into the building design. - Utilities, Trash and Recycling - Siting and screening utilities, trash, and recycling enclosures away from public realm. - Vaults - Integrating and concealing vaults within open areas. - Stormwater Planters - Integrating stormwater with multiple uses, such as buffering, placemaking, and seating opportunities. - Long-Term Bicycle Parking - Designing bicycle parking to encourage use by adding bike lobbies and bike repair amenities. 		<p>Parking is not required, however, surface parking is proposed. The applicant indicates that future development can be accommodated in the area of the proposed parking. Half of the parking is screened from Savier with the open space while the other half is screened by the Code-required 5' of L2 landscaping. The proposal should generously exceed parking screening and landscaping requirements. Prior information indicated that a transformer vault may be proposed within the 10' required L1 landscape setback at the west; staff would not support a Modification to minimum required screening, the vault should therefore be located in the parking paved area.</p>		
<p>QUALITY & PERMANENCE</p>	STAFF		COMMISSION	
	+ / -	<i>Comments</i>	+ / -	<i>Comments</i>
<p>07: Support the comfort, safety, and dignity of residents, workers, and visitors through thoughtful site and building design. Possible design approaches may include, <u>but are not limited to</u>:</p> <ul style="list-style-type: none"> - Internal Open Spaces - Offering a variety of multi-functional spaces such as balconies, stoops, plazas, play areas, and passive sitting areas. - Internal Connections - Creating safe and visible pedestrian circulation through sites. - Vehicles Areas - Ensuring that vehicle areas do not impair the usability and enjoyment of the site. - Solar Access - Providing solar access to open areas. - Windows and Entries - Orienting windows and entries toward on-site circulation and open areas. 		<p>The site plan allows for positive connections between the building and the open space, between the ped connection, adjacent streets, and the open space, and allows some of the vehicle areas to be generously screened. The plaza and open space will receive maximum solar access. Windows appear to be plentiful though the percentage on the north facade is unclear.</p>		
<p>08: Design for quality, using enduring materials and strategies with a coherent approach. Possible design approaches may include, <u>but are not limited to</u>:</p> <ul style="list-style-type: none"> - Unity - Expressing a clear and coherent design approach to unify building. - Articulation - Highlighting function, hierarchy, or spaces through small breaks in form. - Application of Exterior Materials - Expressing the building design with hierarchy, shifts or repetition. - Quality of Materials - Providing quality, resilience, and durability in construction and execution of details. - Building Openings - Offering permeability, depth, and texture. 		<p>Materials have not been identified though are noted to comply with the approved list in Table 420-3 which includes brick, stucco, wood, fiber cement (not allowed on ground floor), and poured in place concrete with an architectural finish. The design appears to be unified and expressive. Each building features one street-facing entrance, though (presumably) private access is also provided at side elevations.</p>		

<p>09: Design for resilience, health, and stewardship of the environment, ensuring adaptability to climate change and the evolving needs of the city. Possible design approaches may include, <u>but are not limited to:</u></p> <ul style="list-style-type: none"> - Adaptable Buildings - Providing flexibility in building programming, floor. - Resource Conservation - Prioritizing the use of existing structures or reclaimed and recycled materials. - Native Landscaping - Integrating native landscaping and large canopy trees to address heat island and provide for pollinators. - Ecoroofs - Providing and integrating ecoroofs for pollinators and people. - Bird-Safe - Reducing bird strikes through careful design. - Daylight and Air - Providing daylight and ventilation and improving indoor air quality. - On-Site Stormwater - Allowing rain to soak into the ground and filter through lush vegetation and landscaping. 		<p>The potential future development indicates the ped path and open space would remain thus implying the potential for mature tree growth. The larger building indicates a potential solar array while a green roof is shown on the smaller building. Operable windows are indicated. Trees within the open space should be far enough away from the parking area to allow a future building to be built without impairing the root systems.</p>		
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**City of
Portland, Oregon**
Bureau of Development Services
FROM CONCEPT TO CONSTRUCTION

Dan Ryan, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-6983
TTY: (503) 823-6868
www.portland.gov/bds

Design Advice Request

DISCUSSION MEMO ADDENDUM

Date: August 18, 2021

To: Design Commission

From: Hillary Adam, Design / Historic Review Team
503-823-8953 | hillary.adam@portlandoregon.gov

Re: EA 21-064475 DA – 1706 NW 24th

Design Advice Request Memo – Thursday, August 19, 2021

Attached is a single drawing, representing “Option 2” for the Design Advice Request meeting scheduled on August 19, 2021. Please contact me with any questions or concerns.

Commissioners: Please be aware that this is the first project you will be reviewing under the new Citywide Design Guidelines and new Modification criteria adopted through DOZA (see Section II below).

I. PROGRAM OVERVIEW

Design Advice Request for a new, 4-story, 40,000sf mass timber office building and 1,250 sf single story office building for a single tenant. The main office building is proposed to occupy the corner of Savier Street and 24th Avenue and the single-story office building in “Option 1”(see previously forwarded drawing packet) is proposed to front Thurman Street. The two buildings would be linked by a pedestrian path with a green space is proposed at the center of the site. The remaining site area is shown to include 34 surface parking spaces and one loading space. “Option 2” generally shows the same layout with a small food cart pod in the place of the smaller building on NW Thurman Street.

In addition to the food cart pod option, the applicant now indicates that they are considering limiting the height of the 40,000sf building to 50’, a height achieved through the base height maximum of 45’ plus the 5’ height exception for a taller ground floor; no Modification for additional height would be sought. However, if the applicant does not propose a building on NW Thurman Street, several other Modifications would be required; they are listed below.

Option 2 would require a further reduction of FAR through an Adjustment from the required 1.5:1 to 1.17:1.

Please note that by reducing the proposed square footage to no more than 40,000sf, the proposal would be eligible to potentially meet the Design Standards of Table 420-2 and Table 420-3. The proposal would need to meet all Design Standards noted as “required” plus enough of the optional standards to earn 20 points, including at least one point in each category. The earlier packet included a sheet, provided by the applicant, documenting the previous proposal’s compliance with the Design Standards; this sheet also considered the 1-story building on Thurman. Following a quick review, it appears the single building option “Option 1” may be able to meet the standards.

II. FUTURE DESIGN REVIEW APPROVAL CRITERIA:

- [Citywide Design Guidelines](#) (approved 2021) ***Commissioners: Please note that these guidelines are new, adopted through DOZA.
- Alternatively, the [Design Standards of Table 420-2 and Table 420-3](#).
- [Modification Criteria 33.825.040 A-C](#). (approved 2021) ***Commissioners: Please note that criterion 33.825.040 C. is a new criterion, A and B remain the same.
- [Adjustment Criteria 33.805.040 A.-F](#) (for reduction of FAR)

III. DEVELOPMENT TEAM BIO

Applicant	Doug Sheets Lever Architecture
Owner's Representative	Patrick Kessi 1706, LLC
Project Valuation	\$ 7 million

IV. STAFF ANALYSIS & RECOMMENDED DAR DISCUSSION TOPICS

Staff advise you consider the following among your discussion items on August 19, 2021. Staff has provided a design guidelines matrix to the Commission. Please note:

- **Adjustment to required minimum FAR.** The site has a minimum FAR of 1.5:1. The proposed FAR in Option 2 is 1.17:1. An Adjustment would be required to reduce FAR for the currently proposed development, allowing FAR to remain for a potential future development.
- **Modifications.** Several Modifications would be required to not provide a building on NW Thurman (refer to Context, Section 1.b., below).
- **Current Needs vs. Future Possibilities.** Either option (1 or 2) raises the question of what is required of the present moment vs. what is acceptable now in order to facilitate potential additional infill later. In either case, what is proposed now could be cleared and the entire site could be redeveloped with all new development. This determination must be made based on whether the proposal meets the guidelines and Modification and Adjustment approval criteria.

CONTEXT

1. **Policy.** The following summarizes key policy context as it applies to the subject site.

a. **Plan – 2035 Comprehensive Plan, Mixed-Use – Urban Center.**

See prior memo for this context.

b. **Development Standards – Base Zone / Plan District.** Several Modifications would be required to allow Option 2. They are listed here:

i. Northwest Plan District Standards

1. 33.562.240 – Standards on Main Streets and the Streetcar Alignment. NW Thurman is a Main Street. The ground floor active use standard must be met along NW Thurman. The proposed surface parking lot/food cart pod, as shown in the Option 2 site plan does not meet this standard.

ii. M-overlay Standards

1. 33.415.320 – Maximum Building Setbacks. In the Inner Pattern area, at least 70% of the length of the ground level street-facing façade must meet the maximum building setback of the base zone (10'). If the site has three or more frontages, the two frontages subject to this standard are those with the highest transit street classifications. NW Thurman has the highest street classification;

therefore, this standard must be met along NW Thurman. The proposal to locate food carts on an existing surface parking lot along NW Thurman does not meet this standard.

2. 33.415.330 – Location of Vehicle Areas. In the Inner Pattern Area, no more than 30% of any transit street frontage may be used for vehicle areas. NW Thurman is a transit street; therefore, this standard is not met along NW Thurman with Option 2.

iii. Base Zone Standards

1. 33.130.215 – Setbacks. There is a maximum 10' setback at the street lot line of the highest transit street classification, which is NW Thurman; at least 50% of the ground level street-facing façade along NW Thurman must meet this maximum setback standard. This standard is not met with Option 2.
2. 33.140242 Transit Street Main Entrance. For sites with frontage on a transit street and any floor area in nonresidential uses, at least one main entrance must be provided within 25' of the transit street (NW Thurman) and must face the transit street. This standard is not met with Option 2.

iv. Parking Standards

1. 33.266.130 – Development Standards for Parking. No more than 50% of the frontage along a transit street (NW Thurman) or in a pedestrian district (entire site) can be used for vehicle areas. This standard is not met with Option 2.

- c. **Streets.** NW Thurman is the highest classification street fronting the property with the following classifications: Neighborhood Main Street, Transit Access Street with bus lines #15 and #26, Neighborhood Collector Street, Emergency Response Street, City Bikeway, and Major City Walkway.

2. **Natural or Built Context.** See prior memo.
3. **Site Layout.** The applicant has indicated that a smaller one-story building at Thurman creates challenges for developing the rest of the site at a later date. However, not developing the Thurman portion of the site requires several Modifications and an Adjustment to further reduce FAR.

PUBLIC REALM

1. **Activation on Thurman.** Is the potential activation generated by two food carts sufficient to warrant approval of the Modifications and Adjustment noted above?

QUALITY AND PERMANENCE

1. **Permanence.** Is the proposed building and surface parking lot (which provides the opportunity for food carts to be located on-site) sufficiently permanent to warrant approval of the Modifications and Adjustment noted above?



City of Portland

Design Commission

Design Advice Request

EA 21-064475 DA

1706 NW 24th Ave

August 19, 2021

Staff Presentation

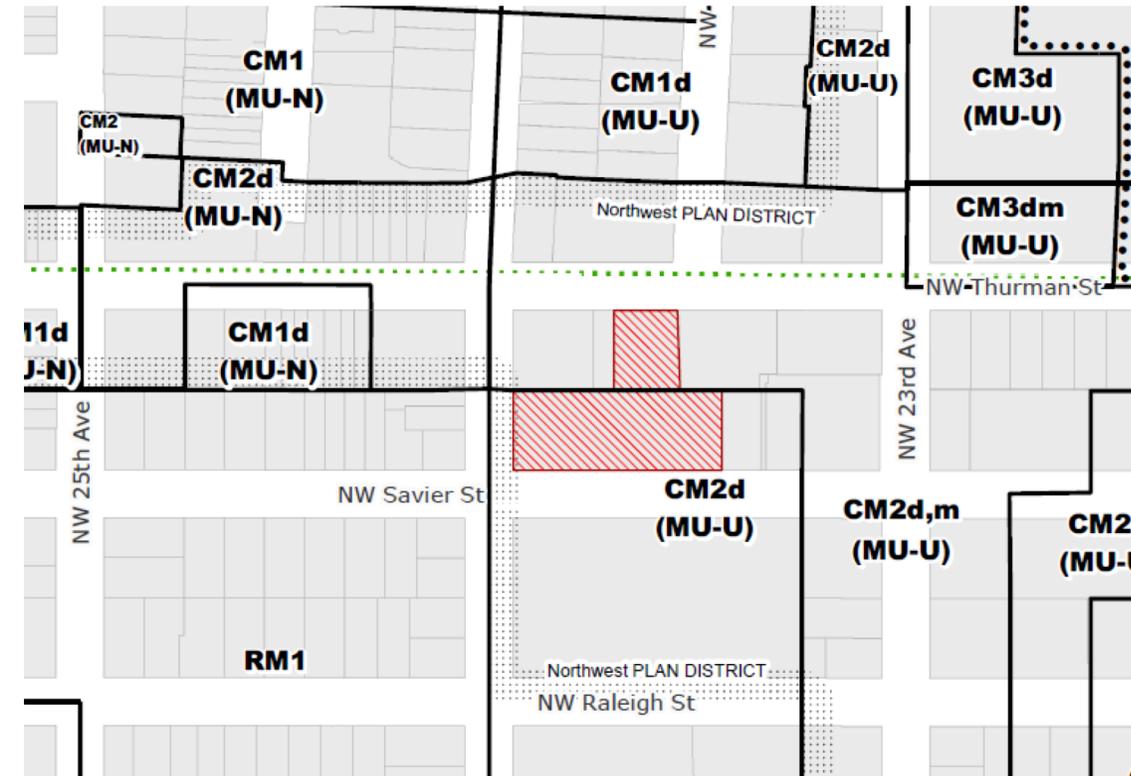
Staff Introduction

Applicant Presentation

Staff Discussion Topics

Public Comments

Commission Discussion



Location:

Northwest Plan District

Base Zone:

CM2, Commercial Mixed Use 2

Overlay Zones:

d, Design Overlay
 m, Main Street (north portion only)

Approval Criteria:

- Citywide Design Guidelines

Height:

45' max base

Bonuses and exceptions possible

50' or 55' proposed

Floor Area Ratio:

1.5:1 minimum

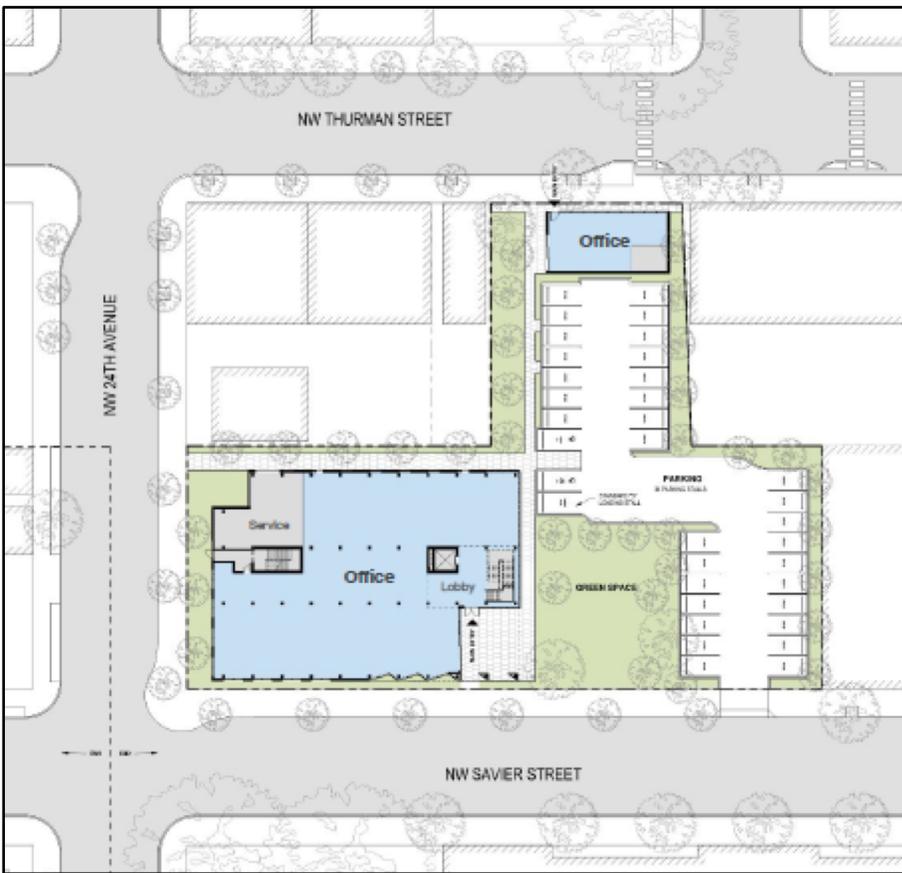
1.2:1 or 1.17:1 proposed

Site

Challenges/Opportunities:

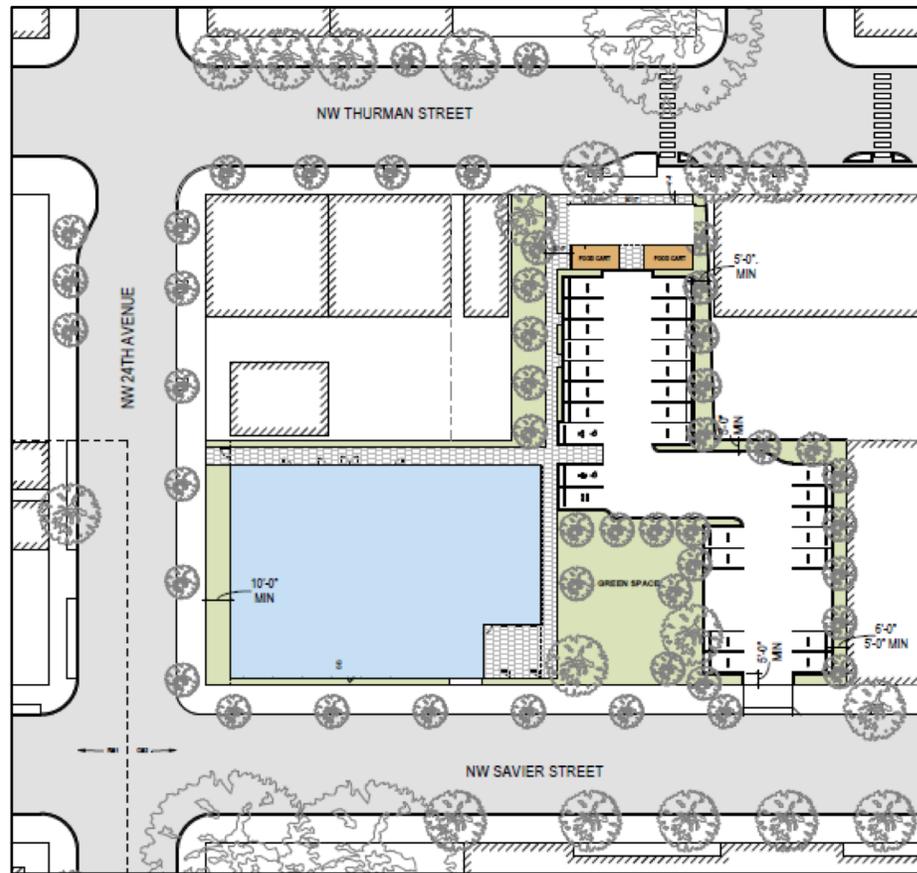
- Three frontages
- NW Thurman is a main street

Zoning



Option 1

- 40,000sf 4-story office building - 50' or 55' high
- 1,300sf 1-story office
- Green space
- Surface parking



Option 2

- 40,000sf 4-story office building - 50' or 55' high
- Green space
- Surface parking, potentially with food carts

Proposal



Looking northeast on NW Savier, toward the site



Looking directly west across NW 24th



Looking southeast across NW 24th and NW Savier



Looking east across NW 24th directly north of the site



Looking west on NW Thurman, away from the site



Looking south across NW Thurman, toward site



Looking north across NW Thurman, directly north of the site

Staff Introduction

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Commission Discussion

Context:

1. Built Context
2. Site Layout
3. Modifications for Option 2

Public Realm

4. Sidewalk Level
5. Activation on Thurman

Quality & Permanence:

6. NW Thurman Building
7. Permanence
8. Materials & Design

Context: Built Context

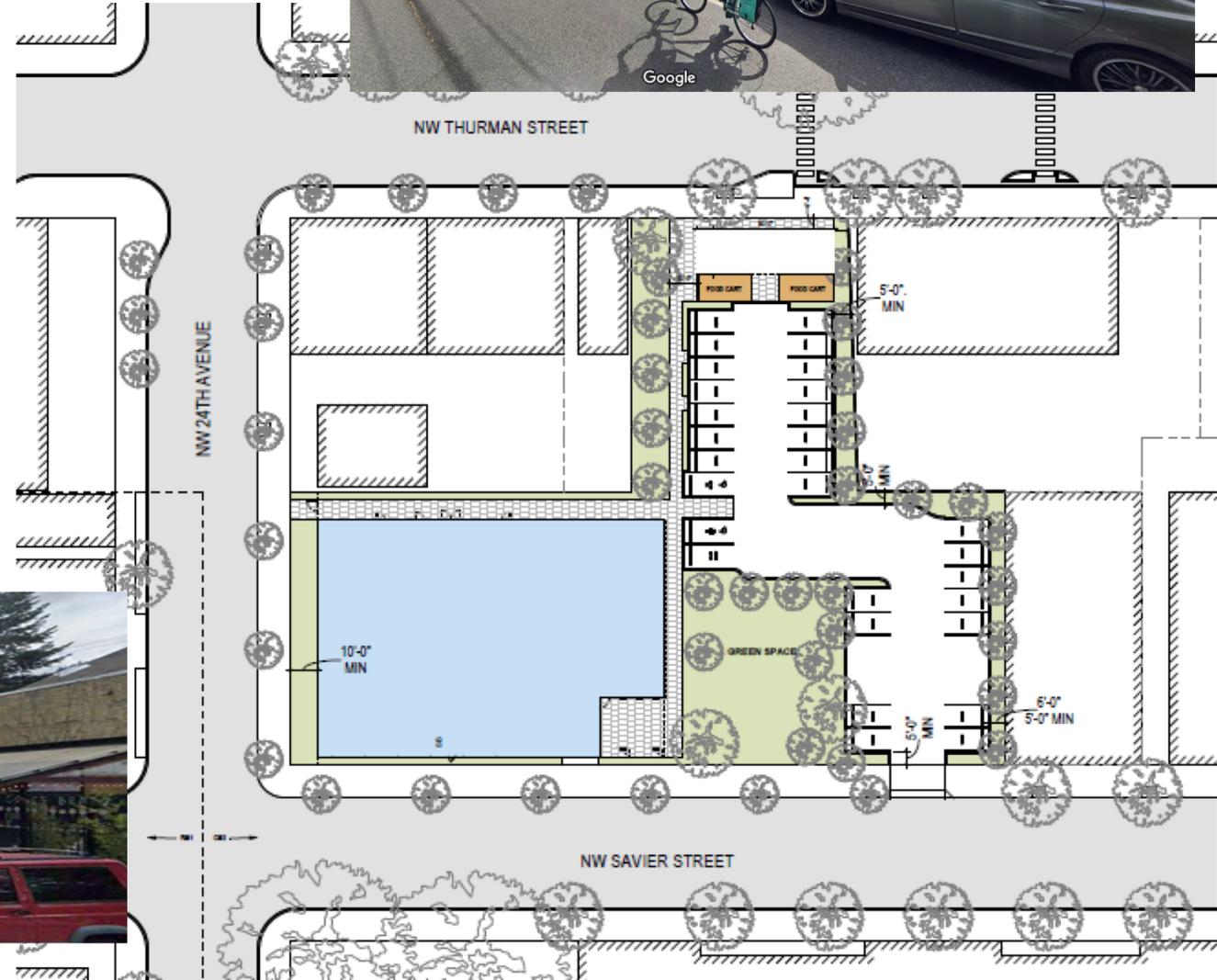


Context: Site Layout

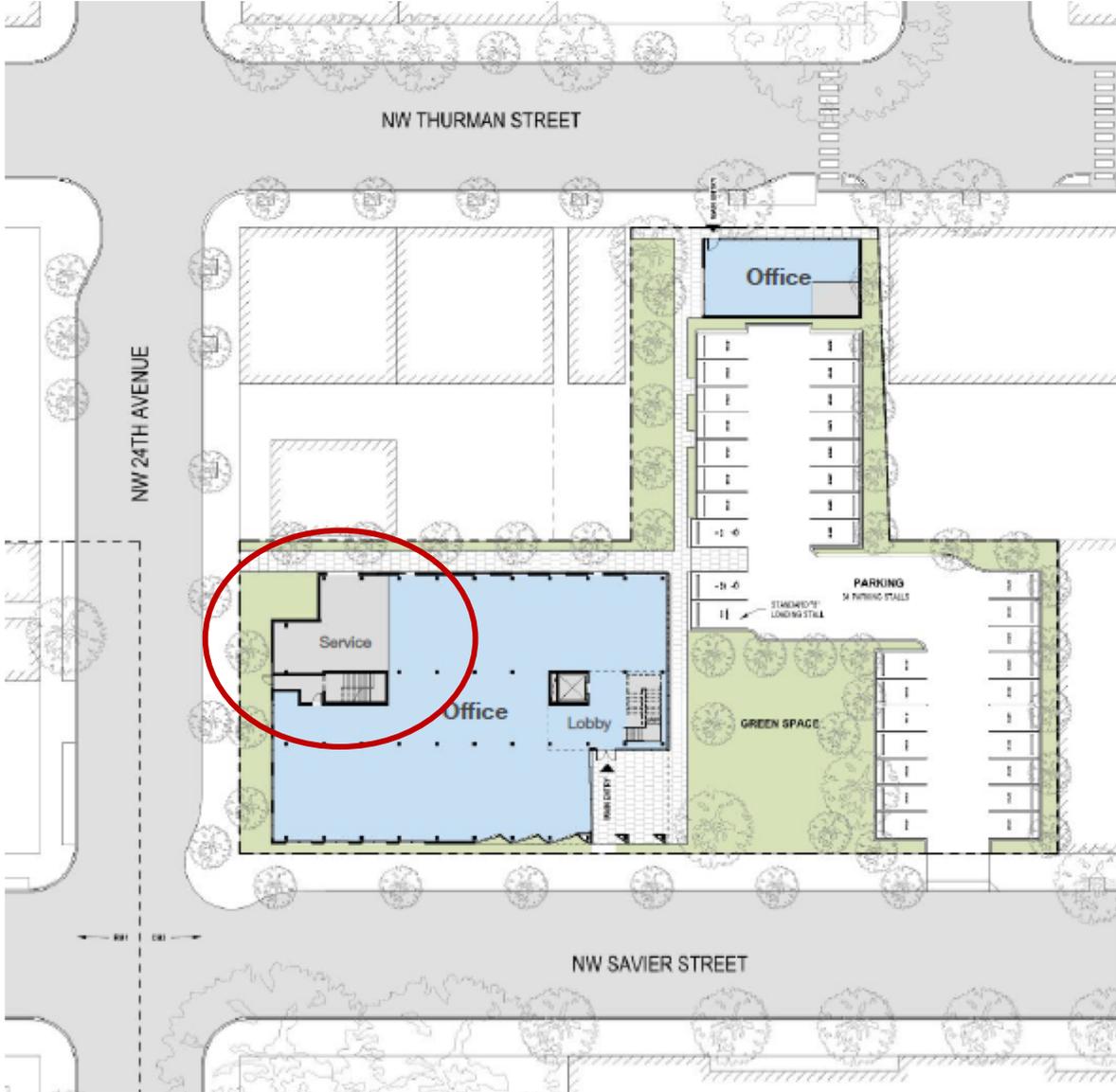


Context: Modifications for Option 2

- 33.562.240 – Standards on Main Streets and the Streetcar Alignment
- 33.415.320 – Maximum Building Setbacks
- 33.415.330 – Location of Vehicle Areas
- 33.130.215 – Setbacks
- 33.140.242 – Transit Street Main Entrance
- 33.266.130 – Development Standards for Parking



Public Realm: Sidewalk Level



West Elevation, NW 24th Ave

Quality & Permanence: Materials & Design



Staff Introduction

Applicant Presentation

Staff Discussion Topics

Public Comments

Commission Discussion

Public Comments

- Sent August 13
- Sent August 18
- Sent August 19

Staff Introduction

Applicant Presentation

Staff Discussion Topics

Public Comments

Commission Discussion



City of Portland Design Commission

Design Advice Request

SUMMARY MEMO

Date: September 2, 2021
To: Doug Sheets, Lever Architecture
From: Hillary Adam, Design Review
503-823-8953 | hillary.adam@portlandoregon.gov
Re: EA 21-064475 DA – 1706 NW 24th | New Office buildings
Design Advice Request Commission Summary Memo – August 19, 2021

Thank you for taking advantage of the opportunity to hold a Design Advice Request regarding your project. I hope you find it informative and valuable as you continue with your project development. Following, is a summary of the comments provided by the Design Commission at the August 19, 2021 Design Advice Request. This summary was generated from notes taken at the public meeting and a subsequent review of the public meeting recordings. To review those recordings, please visit: <http://efiles.portlandoregon.gov/record/11686822>.

These Design Commission comments are intended to guide you in further design exploration of your project. These comments may also inform City staff when giving guidance over the course of future related land use reviews. It should be understood that these comments address the project as presented on August 19, 2021. As the project design evolves, the comments, too, may evolve or may no longer be pertinent.

Design Advice Requests are not intended to substitute for other Code-required land use or legislative procedures. Please keep in mind that the formal Type 2 land use review process [which includes a land use review application, public notification and a Final Decision] must be followed once the Design Advice Request meetings are complete, if formal approval for specific elements of your project is desired.

Please continue to coordinate with me as you prepare your Type 2 Land Use Review Application.

Encl:
Summary Memo

Cc: Design Commission
Respondents

Executive Summary. The Commission noted that the proposed building at NW 24th and Savier was a strong contextual response in its massing, architectural design, and landscaping. The Commission was, however, quite concerned with a proposal that would require a reduction to minimum FAR and suggested the applicant team look at ways to solve the FAR issue by redefining the site.

Commissioners Present. Livingston, Vallaster, McCarter, Santner

Summary of Comments. Following is a general summary of Commission comments by design tenet. Please refer to the attached Community Design Guidelines matrix for a summary of the concept's response to future approval criteria.

CONTEXT

Reduction of FAR.

- One Commissioner noted that minimum FAR requirement is a new standard that the Design Commission fought for in recent Code updates and that asking for a reduction to the minimum requirement is asking quite a lot. She noted that a reduction to FAR is close to indefensible.
- The Commission suggested that the design team look at ways to partition the property to meet minimum FAR and allow for future development on a separated site.
- The Commission suggested that the applicant should sever the existing eastern and northern parking areas from the property in order to reduce site area.

Building on NW Thurman.

- One Commissioner noted that the proposed building on Thurman was a massive improvement over the existing condition, which is a gap in the activity along Thurman. She noted the food carts would be an active use too. *Staff edit:* Food carts are typically transient and could not be required through land use review.
- One Commissioner noted that he would prefer a 2-story building on Thurman rather than a 1-story building but acknowledged that it's difficult on a small footprint.
- One Commissioner noted that a conference room is not as appealing as a retail or restaurant use and that the food carts may be a better use as it would more easily allow a real building in that location later.

Building at 24th and Savier.

- One Commissioner noted that this is a neighborhood in transition, has been in transition, and will be in transition for some time and that the scale of the proposed building was appropriate for its site.
- Another Commissioner noted that this building is representative of what is envisioned in the CM2; the scale and massing are right. She noted, however, that a long list of Modifications is difficult to defend.
- When asked if a Modification to increase height could be supported, the Commission noted that if the other listed Modifications were not requested, a Modification to height would not be a major concern.

PUBLIC REALM

Open Spaces.

- One Commissioner noted that the proposed landscaping goes beyond just providing trees and is a massive improvement over the existing landscaping and good mitigation for the loss of the existing trees in the parking lot.
- A couple Commissioners noted that if a through-block connection is proposed, it should be closer to the crosswalk on Thurman. Another Commissioner noted that the connection is not too far from NW 24th and the block is not so long that it needs a through-block connection, therefore, the connection only makes sense closer to NW 23rd Place.
- The Commission noted a general concern about securing the open space and pedestrian connections.
- One Commissioner noted a desire for the setbacks on the frontages are deep enough to ensure lush landscaping.
- One Commissioner expressed a desire that a covenant be placed on the open space so that it won't be redeveloped.

Sidewalk Level of the Building.

- One Commissioner noted that his greatest concern was the location of the lobby entrance; he noted that the entrance should be located toward the sidewalk, not the parking lot which is a more suburban response. He was concerned that the building is turning its back on the intersection.
- One Commissioner noted that the open space needs to be connected to the entry to ensure activation of that space.

QUALITY & PERMANENCE

Materials and Design.

- One Commissioner noted that the building has strong coherency and that the use of timber and climbing landscaping is a contextually-appropriate response given the site's proximity to Forest Park. She noted that the undulation in the design was also an appropriate response.
- Another Commissioner noted that the architecture and landscaping are well thought out – the ratio of solids to voids is quite elegant.
- The Commissioners conceded that the food cart proposal may be a better response than the proposed 1-story building because such a building would either be an encumbrance to future development or would likely be demolished in the not too distant future. One Commissioner noted that it seemed like a lot of effort for very little gain.

Exhibit List

- A. Applicant's Submittals
 - 1. Narrative
 - 2. Site Plan
 - 3. Zoning Narrative
 - 4. Community Design Guidelines Response
 - 5. Design Standards matrix
 - 6. August 16, 2021 email
- B. Zoning Map
- C. Drawings
 - 1. Drawings for August 19, 2021
 - 2. Update Site Plan, received August 16, 2021
- D. Notification
 - 1. Posting instructions sent to applicant
 - 2. Posting notice as sent to applicant
 - 3. Applicant's statement certifying posting
 - 4. General information on DAR process included with e-mailed posting/notice
- E. Service Bureau Comments
 - 1. none
- F. Public Testimony
 - 1. Marcia Kinnaird, received August 4, 2021 requesting changes.
 - 2. NWDA Planning Committee representative, Steve Pinger, on June 17, 2021, with comments.
 - 3. Petition provided by Marcia Kinnaird, on August 16, 2021.
 - 4. Paul Block, on August 18, 2021, in opposition to loss of existing trees.
 - 5. Greg and Susan Aldrich, on August 18, 2021 with request for changes.
 - 6. Michael LeBlanc, on August 18, 2021, with comments and suggested changes.
 - 7. Bob Weinstein, on August 19, 2021, with comments and suggested changes.
 - 8. Anita Helle, on August 19, 2021, with comments and concerns.
- G. Other
 - 1. Application form
 - 2. Staff Memo to Design Commission, dated August 9, 2021
 - 3. Design Guideline Matrix, dated August 19, 2021
 - 4. Staff Memo Addendum, dated August 18, 2021
 - 5. Staff Presentation, dated August 19, 2021
 - 6. Summary Memo, dated September 2, 2021