



# City of Portland, Oregon - Bureau of Development Services

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## Early Assistance Application

File Number: 14-112390

### FOR INTAKE, STAFF USE ONLY

Appt Date/Time \_\_\_\_\_

Date Rec 1/31/14 by NAMENY

LU Reviews Expected DZ

Qtr Sec Map(s) 2927 Zoning EX2

Required  Optional

Plan District Northwest

[Y]  Unincorporated MC

Neighborhood Northwest

[Y]  Flood Hazard Area (LD & PD only)

District Coalition NW/NW

[Y]  Potential Landslide Hazard Area (LD & PD only)

Business Assoc NOB Hill

Neighborhood within 400/1000 ft NW District

**APPLICANT: Complete all sections below that apply to the proposal. Please print legibly.**

### Development Site

Address 2120-2140 NW Quimby Cross Street NW 21st Site Size/Area 52,000 sq ft (1.19 acres)

### Tax account number(s)

R 141307 R \_\_\_\_\_

### Adjacent property in same ownership

R \_\_\_\_\_

R \_\_\_\_\_ R \_\_\_\_\_

R \_\_\_\_\_

### Project Description - include proposed stormwater disposal methods

The "Q21" development is a mixed-use multi-family residential and commercial building featuring approximately 160 units of market-rate housing in varying formats, approximately 15,000 sq ft of ground floor retail space, 12,000 sq ft of office space at the second floor and approximately 111-parking structure parking spaces at second floor and in a partial basement, via ramped access. The site is 260' x 200' at the eastern end of a 460' x 200' block between NW 21st and NW 22nd and NW Pettygrove and NW Quimby.

On-site stormwater from redeveloped roof and plaza areas will be collected and conveyed to several flow through planters located north of the building. The stormwater will be treated in the planters and then overflow to detention pipe located under the raised deck on the north side of the building. Stormwater will be released at rates meeting the City of Portland Stormwater Management Manual and discharged to the existing 16" combined sewer located in NW Quimby Street. See also the attached design summary document.

**Design Review** (New development: give project valuation. Renovation: give exterior alteration value) \$ 28,000,000

Early Assistance Type	City Reviewers	Meeting & written notes provided	No meeting, written notes provided
<input type="checkbox"/> <b>Pre-application Conference</b> required for Type III and IV land use reviews	BDS Land Use Services, Transportation, Environmental Services, Water, others as needed	\$4,114	
<input checked="" type="checkbox"/> <b>Design Commission Advice Request</b> presentation at Design Commission	BDS Land Use Services, Design Commission	\$2,520	
<input type="checkbox"/> <b>Early Assistance - Zoning and Infrastructure Bureaus</b>	BDS Land Use Services, Transportation, Environmental Services, Water	<input type="checkbox"/> \$1,462	<input type="checkbox"/> \$1,050
<input type="checkbox"/> <b>Early Assistance - Zoning Only</b>	BDS Land Use Services	<input type="checkbox"/> \$500	<input type="checkbox"/> \$400
<input type="checkbox"/> <b>Pre-Permit Zoning Plan Check</b> <input type="checkbox"/> 1-2 housing units <input type="checkbox"/> All other development	BDS Land Use Services		\$200 \$450
<input type="checkbox"/> <b>Public Works Inquiry for 1-2 housing units</b> No land use review or property line adjustment expected	Transportation, Environmental Services, Water		\$150

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

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**Applicant Information**

**PRIMARY CONTACT, check all that apply**    Applicant    Owner    Other \_\_\_\_\_

Name Alex Yale      Company YBA Architects PC

Mailing Address 123 NW 2nd Ave, Suite 204

City Portland      State OR      Zip Code 97209

Day Phone 503 334 7392      FAX \_\_\_\_\_      email alex@yaledesignstudio.com

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**Check all that apply**    Applicant    Owner    Other \_\_\_\_\_

Name \_\_\_\_\_      Company \_\_\_\_\_

Mailing Address \_\_\_\_\_

City \_\_\_\_\_      State \_\_\_\_\_      Zip Code \_\_\_\_\_

Day Phone \_\_\_\_\_      FAX \_\_\_\_\_      email \_\_\_\_\_

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**Check all that apply**    Applicant    Owner    Other \_\_\_\_\_

Name \_\_\_\_\_      Company \_\_\_\_\_

Mailing Address \_\_\_\_\_

City \_\_\_\_\_      State \_\_\_\_\_      Zip Code \_\_\_\_\_

Day Phone \_\_\_\_\_      FAX \_\_\_\_\_      email \_\_\_\_\_

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**Submit the following:**

- Fee
- Two site plans, to scale, (8.5x11 inches) showing: 1) existing and proposed development; 2) existing and proposed water, sewer and stormwater connections and facilities; 3) lot dimensions, north arrow and ground elevation
- Building elevations
- Additional two site plans, to scale, 11x17 inches or larger in size

**List questions to be discussed.**

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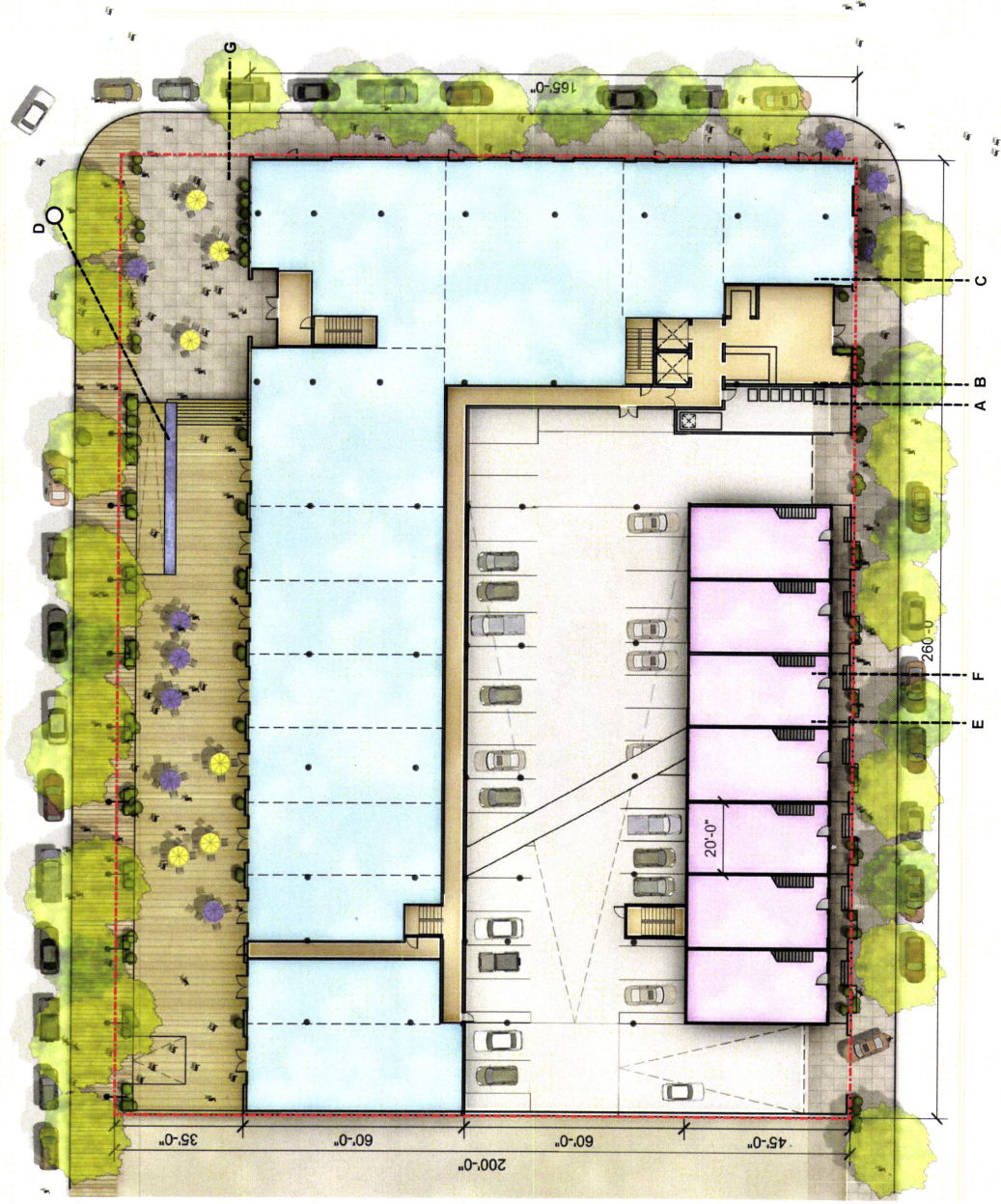
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Following a pre-application conference, the summary report with web links to forms and handouts will be e-mailed to you. If you prefer to receive paper copies, please check this box.

**Q21 Site Plan**

Scale 1:300 (11x17)  
1:600 (8.5 x 11)

Design Advice Review Submission  
29 Jan 2014



**KEY**

- A = proposed domestic water service
- B = proposed fire water service
- C = proposed sanitary sewer service
- D = proposed stormwater drain connection to existing manhole
- E = existing water service & meter
- F = existing water service
- G = existing sewer service
- Property boundary

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EA 14-112390 DAR

# Q21

## Project Description

The "Q21" development is a mixed-use multi-family residential and commercial building featuring a diverse mix of residential unit types, public and private outdoor open spaces and active street frontages. The approximate program for the building includes:

- 160 units of market-rate housing in varying formats,
- 15,000 sq ft of ground floor retail space,
- 12,000 sq ft of office space at the second floor
- 111 structure parking spaces above and below grade in a partial basement and at part of the second floor.

The site is a 260' x 200' parcel at the eastern end of a 460' x 200' block between NW 21st and NW 22nd and NW Pettygrove and NW Quimby.

On-site stormwater from redeveloped roof and plaza areas will be collected and conveyed to several flow through planters located north of the building. The stormwater will be treated in the planters and then overflow to detention pipe located under the raised deck on the north side of the building. Stormwater will be released at rates meeting the City of Portland Stormwater Management Manual and discharged to the existing "16" combined sewer located in NW Quimby Street.

Straightforward in massing and overall layout, yet nuanced in its layering of functions and articulation of edges, the proposed design for the Q21 development takes full advantage of the opportunities offered by this amazing central city superblock site in northwest Portland, responding in a deliberate, sensitive way to each of its unique frontages at three different streets.

The design is rooted in three primary concepts:

1. Optimal, sensitive response in form and function to each unique site edge, including the internal edges.
2. Sophisticated, responsive augmentation of the urban spaces proposed in the Con-Way site master plan.
3. Maximization of the interlock with the diverse opportunities presented by the context:

- activation of the street frontage along the commercially potent NW 21st and NW Quimby streets
- stitching in to residential scale and character of NW Pettygrove
- capturing the visual prospect to Mt. Hood and the Cascades, downtown and the southwest hills.

Q21

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Mt. Hood



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Site Context in Portland



Con-Way Master Plan Area and Site

**Q21**

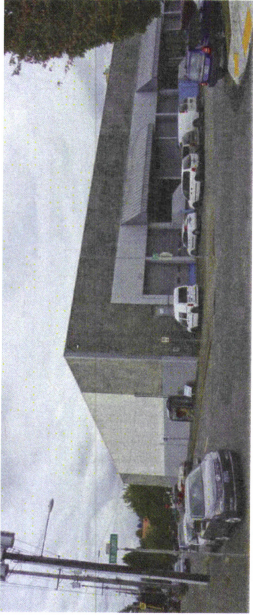
Design Advice Request

January 2014

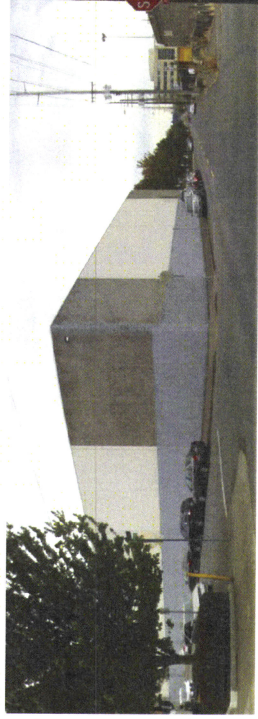
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Existing - 21st Street looking South - Existing East and North facades



Existing - 21st Street looking Southwest - Existing South and East facades



Existing - Quimby St. sidewalk looking East - Existing North Facade



Existing - Quimby St. sidewalk looking South - Existing North facade and neighbor

**Retaining and Modifying the Existing Building**

The existing building is proposed to be retained on the site and added to. The vast tilt-up concrete shell will be reduced in height and incised at the south and east facades to create recesses and glazed seams for proposed townhouses and retail frontages. The shell will additionally be cut into multiple sections to relate to each of the proposed masses in the new scheme (see the proposed renderings and elevations)

1

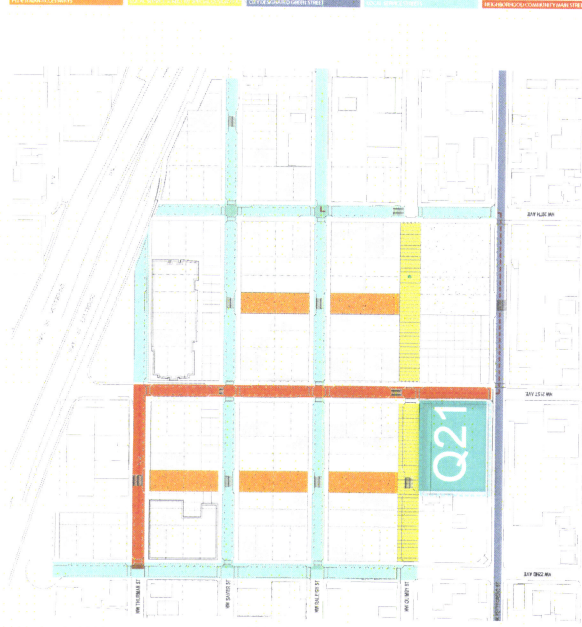
Optimal, sensitive response in form and function to each unique site edge, including the internal edges

#### A Collection of Different Responsive Edges

By proposing varying commercial retail and townhouse typologies of one- and two-story height at each of superblock's three different and unique street frontages, the architectural expression is able naturally to feature small, highly articulated parts at street level. Combined with formal devices such as glazed seams and terraced setbacks, the scheme achieves the needed harmonization with both the finer-grained historic neighborhood scale of two- and three-story detached late Victorian-era multi-family apartment houses found to the south and southwest of the site, and the emergent contemporary morphology dominated by highly efficient and flexible five-over-one, mixed-use, low-rise tower blocks, which characterize the forthcoming and newly realized developments to the immediate west, north and east.

Each street frontage is uniquely suited to the character of its street: urbane residential townhomes along the leafy NW Pettygrove Street, smart and contemporary retail along bustling NW 21st Avenue and spacious, comfortable patios and porticos for eating and dining at the lower two floors and building out the entire footprint by inserting concealed, above-grade structured parking in the middle; the opportunity is created for an internal, carefully planted courtyard at high level. This offers an inward-looking, peaceful community space for residents and differentiation of aspect for the apartments.

Image courtesy of Urban Edge Institute



Proposed Streetscape Changes in Con-Way Masterplan

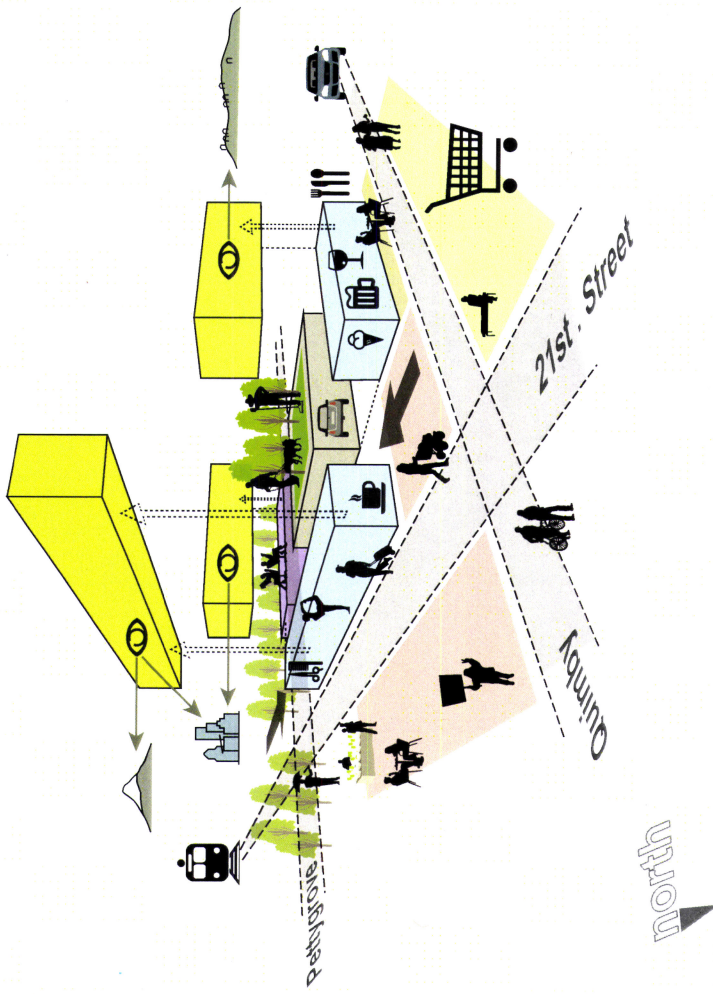
Q21

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- residential flats are located at the upper stories in three bars—a five story bar facing the proposed urban square opposite NW 21st, and three story bars at NW Quimby and NW Pettigrove. Each bar is stepped back from the existing facade to ease the scale of the building and provide visual interest
- active retail frontages are focused on NW 21st, a Community Main Street, and on NW Quimby facing the proposed New Seasons. The existing setback is proposed to be retained and converted to a publicly accessible boardwalk to enhance the character and function of the retail
- two story townhomes are proposed along the street frontage at NW Pettigrove, which is identified as a green street. These address its quieter, more residential character
- the parking area is focused in the middle of the scheme to avoid detracting from the street frontage. A private landscaped courtyard is proposed above the structure parking area
- the NE corner of the site is proposed as a landscaped plaza that extends on the public open space proposed in the urban square that anchors the southern edge of the Conway masterplan on the opposite side of NW 21st

## 2

Sophisticated, responsive augmentation of the urban spaces proposed in the Con-Way site master plan,

### Responding and Adding to Con-Way

The master plan for the imminent redevelopment of the Con-Way site proposes several urban concepts that are directly reflected in the Q21 design. The master plan focuses the tallest massing along busy NW 21st, the proposed community main street and eventual street car line when the extension to the Montgomery Park neighborhood is completed.

A large urban square proposed along the eastern side of NW 21st between NW Pettygrove and Quimby streets invites a particularly vertical expression at the eastern edge of the Q21 site, necessary to anchor this edge of the future public open space. It also suggests intensive mixed retail opportunities be provided there, following from the best of European urban piazzas and town squares. The articulation of the elevated mass at the eastern edge of the scheme uses cantilevers to create aesthetic drama and interest, at once establishing a strong visual place identifier for the square and neighborhood as a whole while easing its scale by breaking the facade into smaller parts, horizontally.

Each facade of the proposed building takes on board the design guidelines set forth in the Northwest Master Plan (devised for the Conway site).



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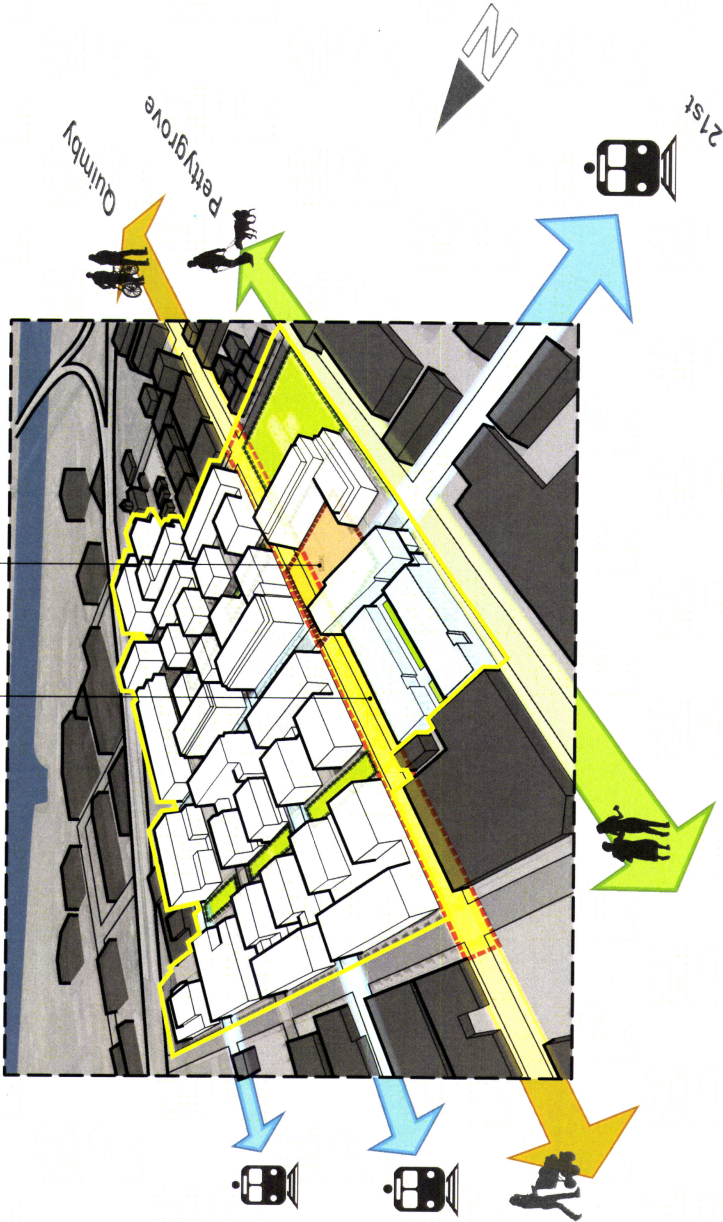
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proposed boardwalk  
along NW Quimby

proposed urban square  
(in the Northwest Master Plan)

Com-Way masterplan - Q21



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### 3

#### 3. Maximization of the interlock with the diverse opportunities presented by the context:

##### Activation of NW 21st and NW Quimby streets

The 35 foot setback to the existing building at the north edge of the site is proposed to be retained and converted to a publicly accessible boardwalk that will provide opportunity to the proposed retail units there to expand their operations onto the boardwalk. Consistent with the NW Master Plan design guidelines, this will give a human scale to the project and enhance urban edge variety by encouraging outdoor seating, active ground floor uses, and the variety of pedestrian experience. The intended spirit of NW Quimby is illustrated conceptually in the rendering below.



##### Stitching in to the residential scale and character of NW Pettygrove

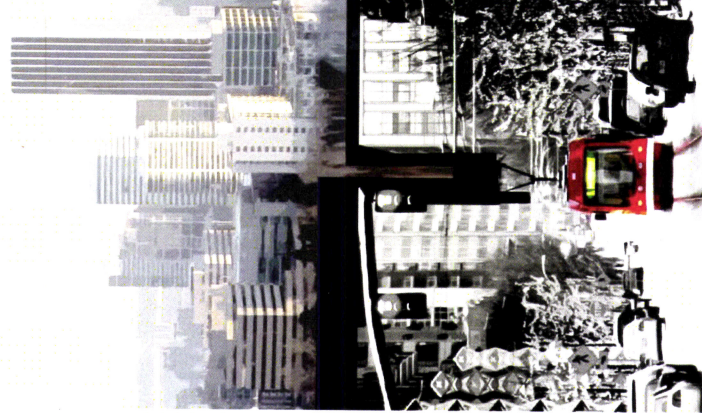
As can be seen in the elevations that follow, the NW Pettygrove edge has been programmed with a row of two-story townhouses at the ground and second floors. The upper stories are stepped back several feet at the podium level on the third floor. This creates a connection to the scale of the more residential streetscape along NW Pettygrove, particularly west of NW 22nd. It also ensures front doors will be on the street, enhancing passive surveillance and more active use. Each townhouse will be recessed from the existing facade and framed within a large portal to be cut into the shell. This establishes a series of bays to break up the massing of the existing shell and create opportunities for residential scale landscaping, stoops and porches and changes of material, further supporting the Master Plan guidelines.

##### Maximizing the Excellent Views

The general massing and subtle shifts in facade orientation not only animate the aesthetic expression of the building, they facilitate the capturing of the phenomenal views for its tenants. While remaining below the height limitations established by the local Plan District, the scheme includes stepped bars of apartments offering valuable views to Mt. Hood and the Cascades downtown and the Pearl District and the southwest hills and Forest Park. For the residents in the eastern wing, this is set against the foreground of the urban square.



Urban Square



Downtown



Northwest Historic

F O R E G R O U N D



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Level 01 - Ground Floor

Residential:  
Town Homes  
Retail/Commercial:  
~15,000 s.f.



Ground Floor - Level 01  
1/32" = 1'-0"

P E T T Y G R O V E S T R E E T

2 1 S T A V E N U E



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Level 02

Residential  
Town Home (second floor)  
Office:  
~12,000 s.f.

Level 02  
1/32" = 1'-0"

P E T T Y G R O V E S T R E E T

2 1 S T A V E N U E

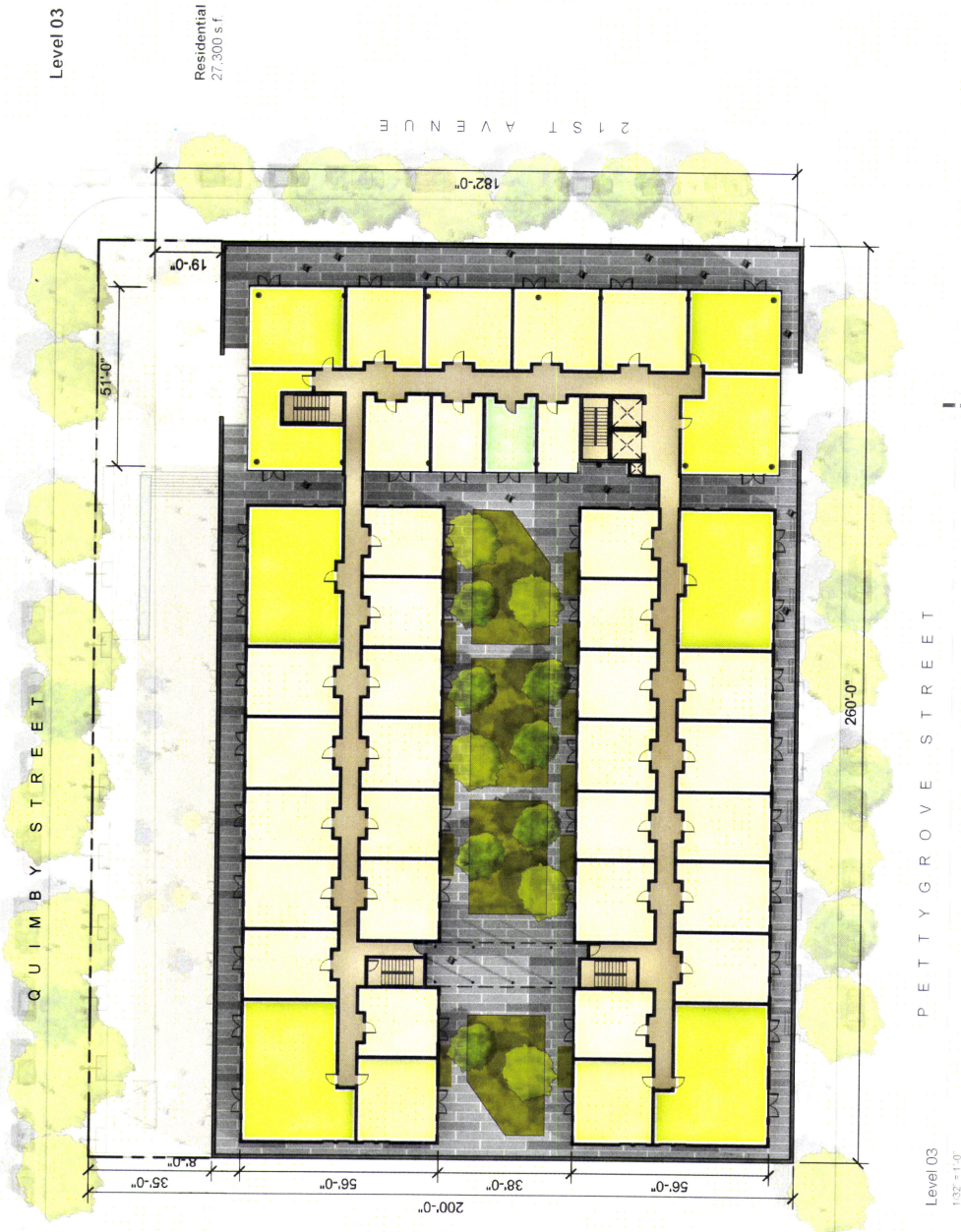
Q U I M B Y S T R E E T

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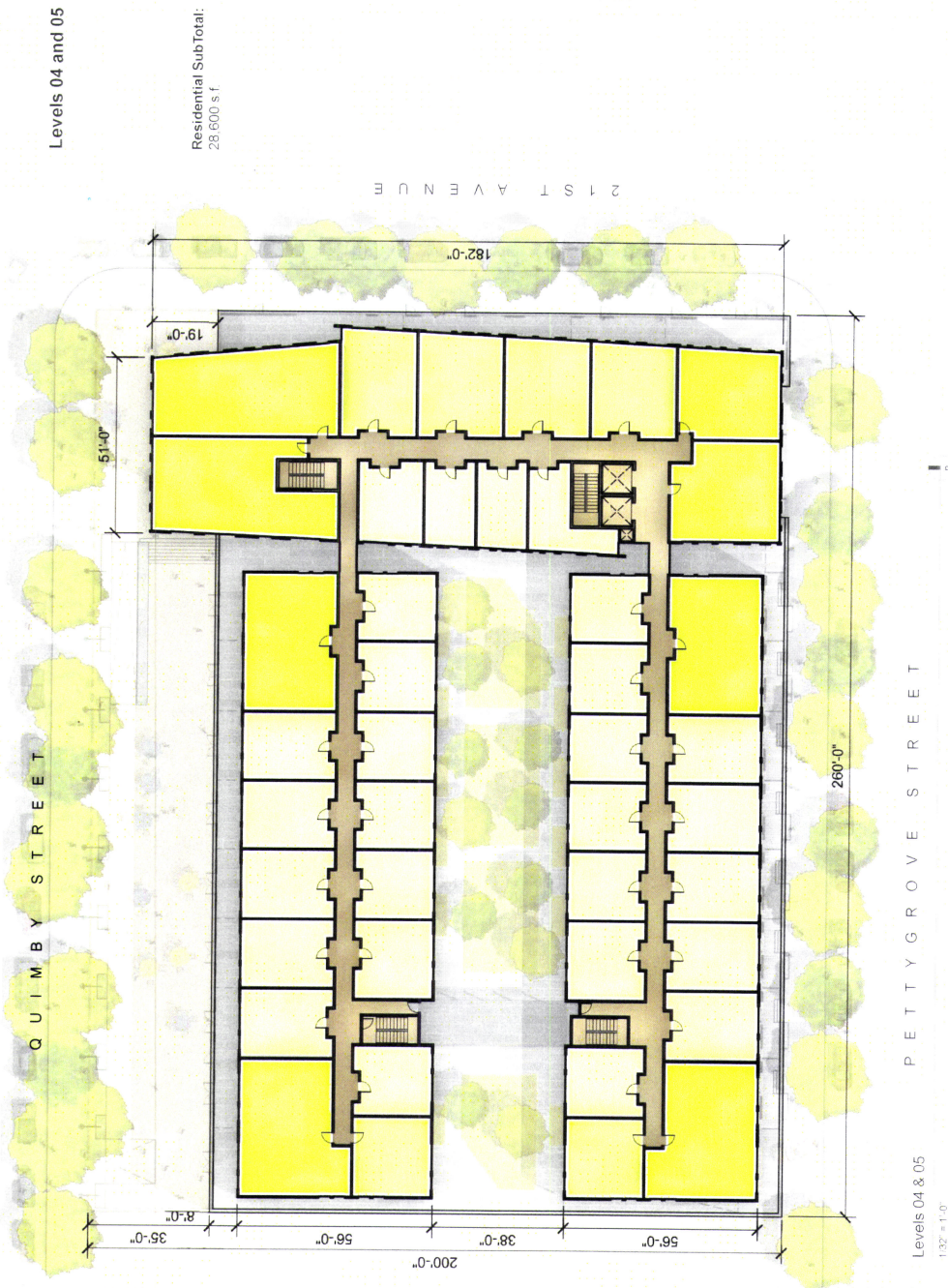
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EA14-112390PAR





Levels 04 and 05

Residential Subtotal:  
28,600 s.f.

Levels 04 & 05

1/32" = 1'-0"

P E T T Y G R O V E S T R E E T

Q U I M B Y S T R E E T

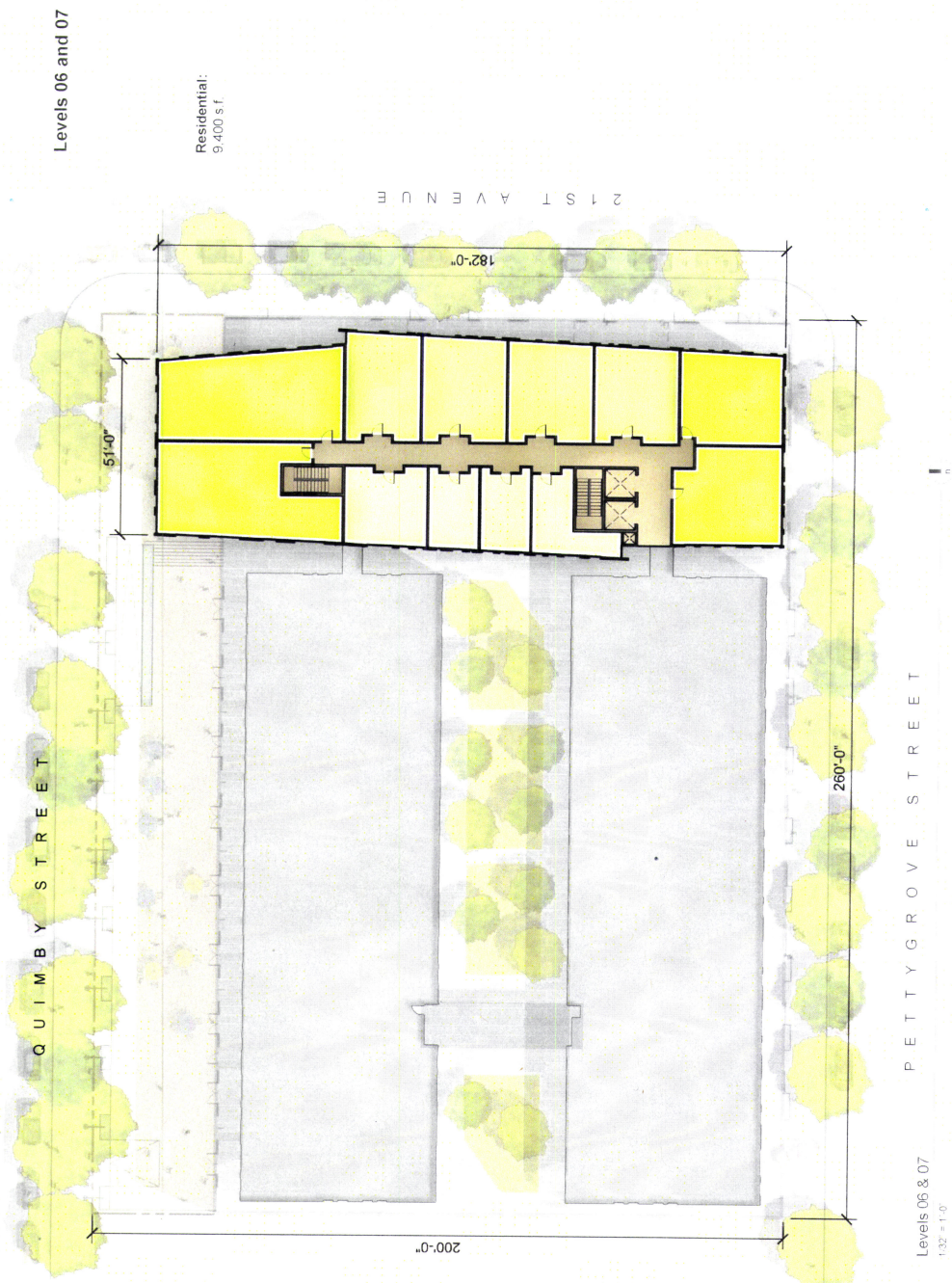
2 1 S T A V E N U E



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Levels 06 and 07

Residential:  
9,400 s.f.

Levels 06 & 07  
1/32" = 1'-0"

EA 14 - 112390PAR



Perspective:  
Looking at the  
NE Corner of the  
site (Quimby and  
21st).

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### Flexibility and Balance

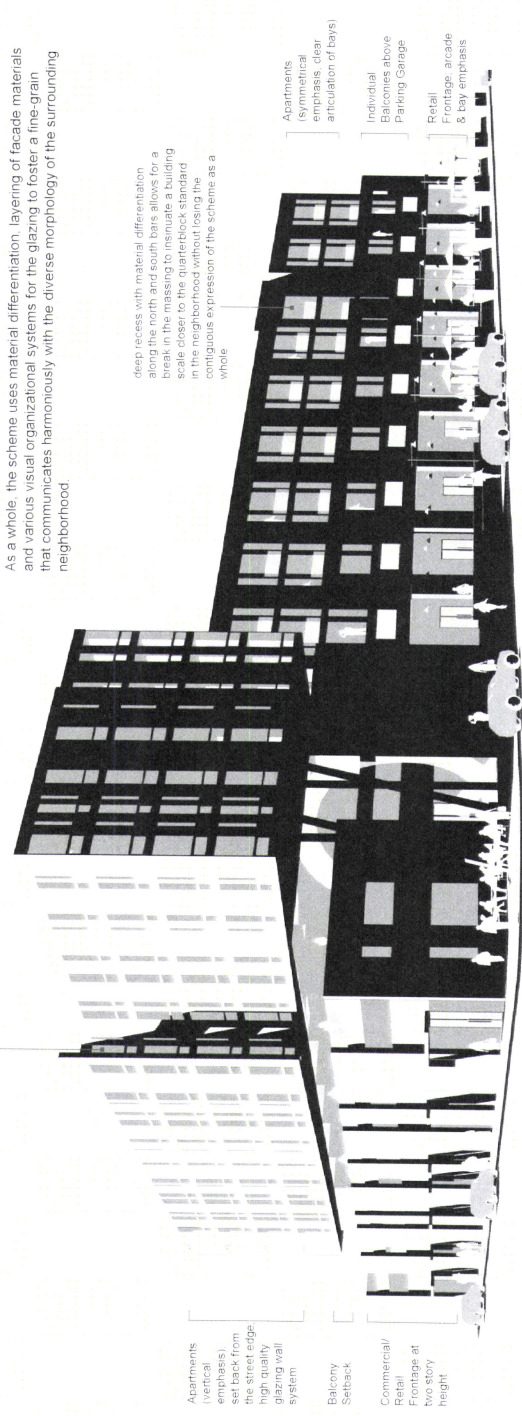
Although the actual residential unit mix may be subject to further market analysis, the scheme provides flexibility for a variety of small and medium-sized apartments and modest townhouses, each with excellent aspect to street and courtyard foreground and mountain or downtown background. The canyons in the eastern block that establish a strong horizontal seam and set back from the two story scaled commercial retail frontages that establish dialogue with the more historic scale of the neighborhood would be enabled by a post-tensioned concrete slab and strategically placed columns at the northern end. The columns provide an interesting design feature at the proposed plaza below.

### Wholeness and Resilience

As a whole, the scheme uses material differentiation, layering of facade materials and various visual organizational systems for the glazing to foster a fine-grain that communicates harmoniously with the diverse morphology of the surrounding neighborhood.

vertical seam to break down the massing and add interest while maintaining a scale capable of creating an urban edge to the proposed public square opposite

deep recess with material differentiation along the north and south bays allows for a break in the massing to insinuate a building more closer to the quarterblock standard in the neighborhood, using the contiguous expression of the scheme as a whole



Apartment (vertical emphasis) set back from the street edge, high quality glazing wall system

Balcony Setback

Commercial Retail Frontage at two story height

Apartment (symmetrical emphasis, clear articulation of bays)

Individual Balconies above Parking Garage

Retail Frontage arcade & bay emphasis

\*Fine-Grain Retail (visions through existing concrete shell with canopies and thresholds)

\*Community Front Porch (extension of Con-Way site public square)

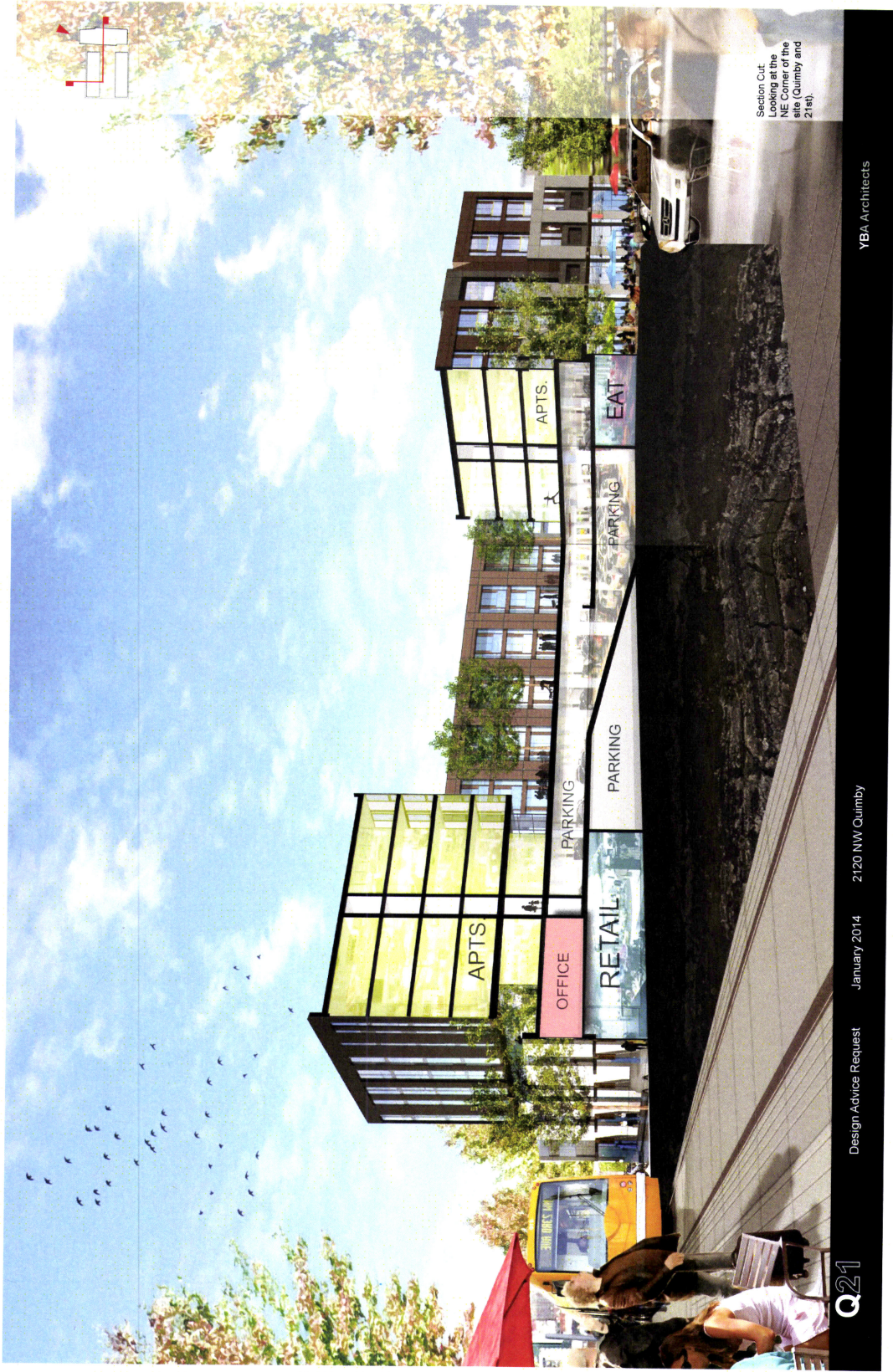
Public/Retail Based Boardwalk functions as an extension of the Accessway (augmentation of boardwalk along NW Quimby utilizing setback)

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Section Cut  
Looking at the  
NE Corner of the  
Site (Quimby and  
21st)

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The lectonics of Q21 are varied in a manner similar to its forms and edges. Though the palette of proposed materials is simple, the unique qualities of particular materials are applied so as to amplify the role of those parts within the whole composition.

### Retaining the Existing Shell

The architectural expression begins with the intention to retain the existing tilt-up concrete shell and exploit its potential for architectural interest. This is achieved by variously cutting new punched openings and slots at each facade, then weaving new glazing, awning, bay and balcony systems into these incisions. Due to the maintenance of the existing deep setback along NW Quimby at the northern edge of the site, the opportunity is taken to create an elevated boardwalk for circulation and outdoor seating at the intended cluster of food, beverage and dining oriented commercial retail tenants. It would form an extension to the public accessways that feature in the Con-way masterplan to the north. The western edge of the mezzanine is designed to receive pedestrians at the new crossing of NW Quimby proposed at the middle of block 236 to the north.

### Simple Massing, Fine Details

Efficient double-loaded apartment building bars at the upper levels are animated and their mass eased by setbacks at the third floor level. These provide private and semi-private outdoor terraces for the apartments at this level, opportunities for fine detail in guard railings and awnings and a layering of the facade for visual sophistication. The third floor at the eastern bar is further setback and articulated as a band of continuous glazing. This gesture ties together and augments the primary residential entrances to the building at the southern and northern facades, where the glazing system is proposed to continue to the ground level within strong recesses created by the largest proposed incisions into the existing concrete shell. The glazed banding also provides continuous reflectivity of the soffit of the four-story mass that cantilevers out above it to give the illusion that the mass is lightweight and floating.



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Perspective:  
Looking at the  
North boardwalk  
plaza of the site  
(Quimby and 21st).

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Perspective  
Looking East from  
East facade on  
21st St.

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### A Bold Expression, A Nod to Heritage

Materially, a lighter weight metal or paneled cladding for the hovering mass would further reinforce its flying character, as would the juxtaposition against the groundedness of the concrete bands below. In addition to harboring the most naturally luxurious of the apartments in the complex, due to aspect and layout, this mass provides an opportunity for a contemporary architectural statement of bold form and fresh tectonic articulation befitting of its position at a primary edge of the proposed urban square within the Con-Way master plan and adding to the diverse, well crafted character of the neighborhood.

The lower bars of apartments that extend along NW Pettygrove and NW Quimby assume a more classical set of proportions and bay rhythm. The nod to the rich heritage of neo-classical and early modernist apartment buildings that permeate the inner northwest neighborhood, while adding a subtle contemporary variation on the established theme via glazed Juliette balconies and the use of highly efficient, excellent solar heat gain coefficient glazing to permit larger openings. Deep reveals at the bays and openings provide further interest and a dramatic play of shadows reminiscent of unreinforced masonry buildings in the immediate context.



Perspective:  
Looking at the  
Site Center of the  
Site (Trolley Grove  
and 21st).

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