



**City of Portland, Oregon**  
**Bureau of Development Services**  
**Land Use Services**

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner  
Paul L. Scarlett, Director  
Phone: (503) 823-7300  
Fax: (503) 823-5630  
TTY: (503) 823-6868  
[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

## MEMORANDUM

**Date:** May 5, 2014  
**To:** Portland Design Commission  
**From:** Hillary Adam, Development Review  
**Re:** 14-112390 DA – Q21 (2120-2140 NW Quimby)  
Design Advice Request May 15, 2014

Attached is a drawing set for the Design Advice Request of a new mixed-use building containing apartments, townhouses, offices, retail space, and structured parking to be contained within the building. Based on feedback from the April 3, 2014 DAR, the applicant has modified the design; however many of the original elements are still proposed including retention of the existing tilt-up concrete warehouse. The applicant has opted to present options for Commission feedback. These are discussed below.

Modifications may be requested for the following:

- to allow a setback greater than 10 feet along the NW Quimby frontage;
- to increase the height from the maximum 75 feet to approximately 79 feet tall along NW 21<sup>st</sup> Avenue;
- to reduce the required ground floor windows from 50% to 44% of the wall length along NW 21<sup>st</sup> Avenue.

Adjustments may be requested for the following:

- to allow a 5,500-6,8000 sf space for retail sales and service within the first 60 feet along the west property line on NW Quimby, where the area dedicated to retail sales and service is limited to 3,000 square feet, per 33.562.110 *Retail Sales and Service Uses in the EX Zone*; and
- to allow a loading space in the right-of-way.

The review criteria are the [Community Design Guidelines](#) (copies of the guidelines are included with this memo). Staff has also provided the approved site plan for Block 296 to the north for reference.

Areas for discussion on May 15, 2014:

- **Warehouse Retention.** As previously presented, the applicant proposes to retain, in part, the existing warehouse. The Commission provided feedback that the existing building, in addition to being “too long” and “too far back from NW Quimby”, does not warrant a rejection of the City’s pedestrian plan to expand the right-of-way on NW 21<sup>st</sup>. the applicant has attempted to address some of the comments with slight alterations to the design, presented as two possible options in the drawing package. Both options include an addition on the north side of the building to bring the façade closer to Quimby with variations of this concept. The two options presented for NW 21<sup>st</sup> include (1) retention of the existing east façade and a “curbless street” design in the right-of-way, and (2) retention of portions of the east façade with a 6’-0” wide arcade at the ground level.

Again, staff notes that retention of the warehouse may trigger the need for the setback and ground floor windows Modifications listed above. Staff also notes that since the April DAR, PBOT has denied the applicant’s appeal to not provide the 3’-0” of requested ROW along NW 21<sup>st</sup> Avenue. The Commission previously provided guidance that retention of the warehouse was the

wrong choice and modifications to the setback and ground floor windows requirements would not be supported.

The applicant has stated that the owner will not move forward with redevelopment if total demolition of the warehouse is required. As such, staff wonders if the Commission could help the applicant envision a design that meets the design guidelines for safe and vibrant pedestrian realms while maintaining portions of the warehouse.

- **PBOT Concerns.** As stated above, PBOT does not support retention of the east façade, nor does it support an arcade with portions of the existing building remaining in the right-of-way. As such, staff notes that neither of the options for NW 21<sup>st</sup> Avenue presented in this package are supported by PBOT. In addition, PBOT staff has indicated they do not support a curbsless street along NW 21<sup>st</sup> due to the traffic volume. PBOT staff has also indicated they do not support a loading space in the right-of-way.
- **Adjacent Single Dwelling.** At the April DAR, the Commission heard comments from the adjacent property owner requesting that his access to light and air on the west side of his house be preserved. The Commission encouraged the applicant to bring the north façade forward to meet the sidewalk, but to also preserve light and air for the adjacent property owner. The Commission also indicated its preference that this property should serve as the terminus for the north-south accessways that are planned to extend north of the subject property, ending near the western property line. Staff notes that the applicant has pulled the building toward the Quimby sidewalk, but notes that the adjacent property may suffer from the proposed design. Staff also notes that the terminus for the north-south accessways now appears to be an 8-foot wide exit corridor. Staff requests that the Commission provide guidance on how they would like to see this terminus treated, as well as what they expect in terms of maintaining light and air for the adjacent neighbor.
- **Retail Use Limitation.** Section 33.562.110 limits Retail Sales and Service uses to no more than 3,000 square feet for the portion of the property within the first 60 feet of the western property line. At the previous DAR, the applicant indicated they intend to request an Adjustment to allow a 3,800 square foot retail space in this area; however, this Adjustment request is now expected to be for a 5,500-6,800 square foot space.

Please contact me with any questions or concerns.