



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

FROM CONCEPT TO CONSTRUCTION

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## MEMORANDUM

**Date:** May 27, 2014  
**To:** **Portland Design Commission**  
**From:** Mark Walhood, 503-823-7806, [mark.walhood@portlandoregon.gov](mailto:mark.walhood@portlandoregon.gov)  
**Re:** **14-138634 DA – Riverscape Lot 8**  
Design Advice Request Preview Memo June 5, 2014

Please find the attached drawing set for our Design Advice Request (DAR) on the Riverscape Lot 8 project. Located on vacant land at the northernmost edge of the Central City Plan District, the site has Willamette River frontage just north of the Pacifica Condominiums (NW 18<sup>th</sup> Ave. @ Front Ave.).

The current proposal is for an apartment building project with 259-270 dwelling units, parking for 229 cars, bike parking, and a single 1,000 sq. ft. retail space. The structure includes one continuous level of underground parking for 194 vehicles, topped by two 'buildings' above grade including a north-south rectangular bar along Front Avenue, and a north-facing U-shaped plan for the building along the east/river frontage. A small at-grade uncovered parking area for 30+ cars is located between the two primary buildings, creating a massing break roughly in alignment with NW Riverscape Street.

Landscaping and new primary greenway trails would be provided along both the north and east edges of the project, with connections to an existing pier structure extending out into the river. The buildings are expressed as six-story volumes that have projecting balconies and terraces with a distinct stepped form at the upper levels along the north edges. Exterior materials include metal panel with concealed fasteners, stucco, and wood siding with black vinyl and aluminum storefront window and door systems.

The current proposal is shown slightly over the allowed 2:1 base FAR, but several transfer and bonus options are available at the site (specifics TBD). The project must comply with regulations for the North Pearl Subarea, including maintaining view corridors from Front to the river, as well as provision of public open space. Concurrent with the Type III Design Review will be a Type II Greenway Review, which looks closely at trail design and alignment, landscaping, bank stabilization, habitat enhancement through native plantings, and other issues. Approval Criteria are the *Central City Fundamental Design Guidelines*, the *River District Design Guidelines*, and **33.440.350, Greenway Review Approval Criteria**.

Staff has identified the following potential areas of discussion for the June 5, 2014 DAR:

1. **Public View Corridors, Greenway Trail & Public Open Spaces** (View/Access from Front, connections to existing trails, overall greenway trail experience/design/landscaping, contextual cues to Riverscape vicinity, 5' 'setback from the setback' and breathing room);
2. **Program Response to Greenway** (massing & stepping to north riverfront, character of main trail segment with 50' setback vs. north/side trail with 25' setback, stoops versus internal corridors at outer edges, connection through 'surface' parking);
3. **'Surface' Parking** (approvability in general, trellis cover, integrated pedestrian circulation);
4. **Material Quality** (discussion of metal panel, stucco and wood panel material palette); and
5. **Other Items at Commissioner Discretion**

Please contact me with any questions or concerns.

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