



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

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MEMORANDUM

Date: July 14, 2014
To: Portland Design Commission
From: Staci Monroe, City Planner
503-823-0624, staci.monroe@portlandoregon.gov
Re: July 24, 2014 Design Advice Request
EA 14-172555 DA – Jantzen Apartments

Please find exhibits attached for the Design Advice Request for a potential mixed-use building on a full-block site, bounded by NE Glisan, NE Hoyt, NE 20th and NE 21st. The proposal includes the following:

- New 6-story building with 220 residential units and two retail spaces. Includes ground level residential units along the north, east and west facades with the two retail spaces anchoring the SE and SW corners.
- To achieve 4.5:1 FAR proposed, which exceeds the 3:1 allowed, a transfer of floor area from a historic landmark within 2 miles of the site would be required.
- Approximate building height of 65', with projecting elements above the height limit (see potential modification below).
- One level of underground parking providing 130 parking and 2 loadings spaces accessed off of NE 21st Avenue.
- U-shaped building would include an at-grade, south-facing courtyard approximately 75' wide by 110' deep.
- Building's exterior would be predominantly stucco with metal infill panels, and black anodized aluminum storefront and vinyl windows.
- Potential Exception to exceed the 12' width standard for oriel windows with the proposed 16' long projecting bays.
- Potential Modification to exceed the maximum 65' height allowance by approximately 7'.

Staff has identified the following potential areas of discussion for the July 24, 2014 DAR:

1. **Successful transition for ground level residential units** (stoop, awnings, landscaping, setback, etc.);
2. **Building composition and material quality** (window material & patterning, blending of architectural styles, more balanced facades, entry locations, finer scale details);
3. **Design and quality of courtyard space** (amenities, landscaping, transition from Glisan);
4. **Consideration of height modification and oriel bay exception;** and
5. **Other items at Commissioner discretion**

In this case, the design review criteria are the *Community Design Guidelines*. Please contact me at 503.823.0624 with any questions or concerns.

Attachments: List of Discussion Items Cheat Sheet
Applicable Design Guidelines