



City of Portland Bureau of Development Services

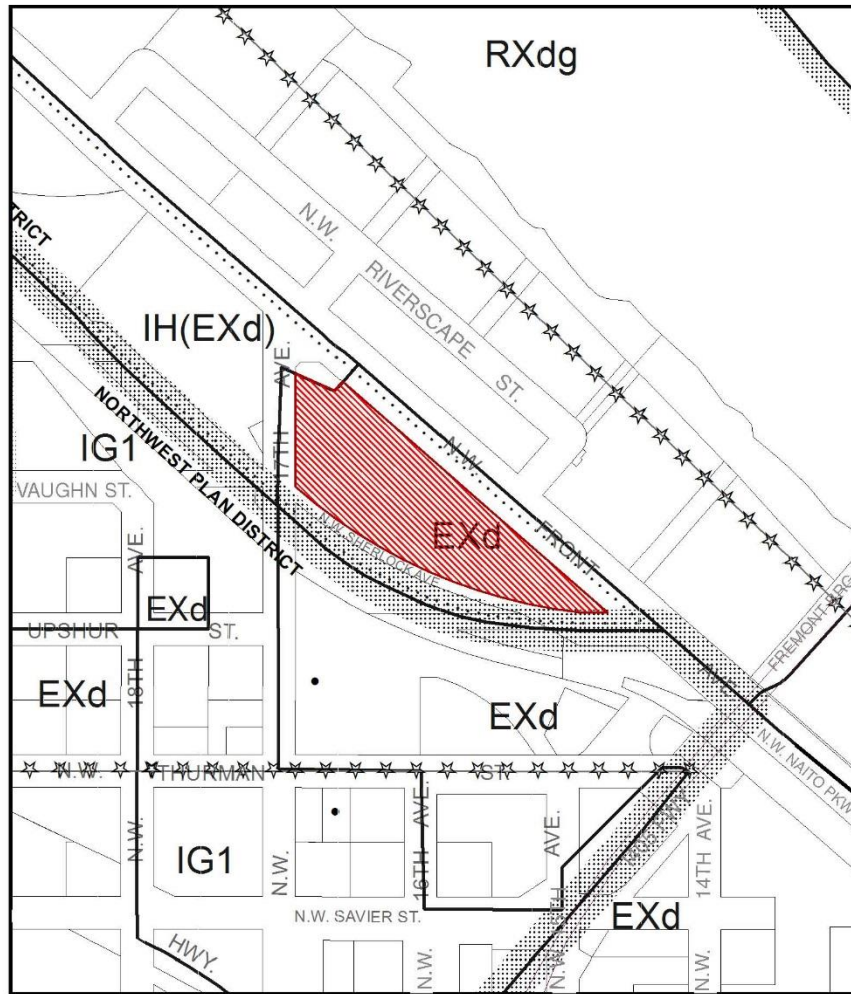
Staff Presentation to the Design Commission

EA 14-208933 DA
Front 17

Summary of the Proposal

- **Redevelopment of formerly industrial site with mixed-use apartment, office and retail project;**
- **220 apartments, ground floor retail, 5-story office building, and parking for 175-250 cars;**
- **Two primary buildings:**
 - **Six story office building on the south end; and**
 - **Large superstructure with three 5-story apartment ‘building’ volumes over podium/base, with 7 attached townhomes facing NW 17th**
- **Extensive green spaces proposed atop podium base;**
- **On-site pedestrian plaza, driveway and surface parking in alignment with NW 16th Avenue across NW Front;**
- **Various cladding options being considered; and**
- **AD to waive 2 ‘A’ loading stalls and MODs to perimeter landscaping and Ground Floor Windows along south edge required for conceptual project as presented.**

Zoning



ZONING

- Site
- Historic Landmark
- Recreational Trail



This site lies within the:
CENTRAL CITY PLAN DISTRICT
RIVER DISTRICT SUBDISTRICT

File No. EA 14-208933 DAR
1/4 Section 2828
Scale 1 inch = 200 feet
State_id 1N1E28DC 100
Exhibit B (Sep 08, 2014)

Recent ZC from IG1 to EXd (LU 13-154170 ZC):

- COA to provide trip generation, signal warrant info with permits

2:1 Max FAR (3:1 bonus poss.)

100' maximum height

NOT in N. Pearl Subarea (open area issues N/A)

No required building line, active use, special areas, parking access restrictions*

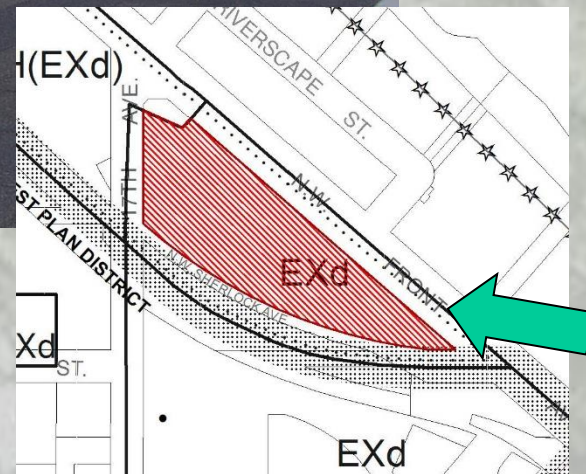
*access to 17th restricted by UPRR

NW Terminal/Sherlock is a street (unimproved, adjacent to rail)

Parking regulated by type (CCPR likely for Growth or Office 2/1Ksf)

vicinity map

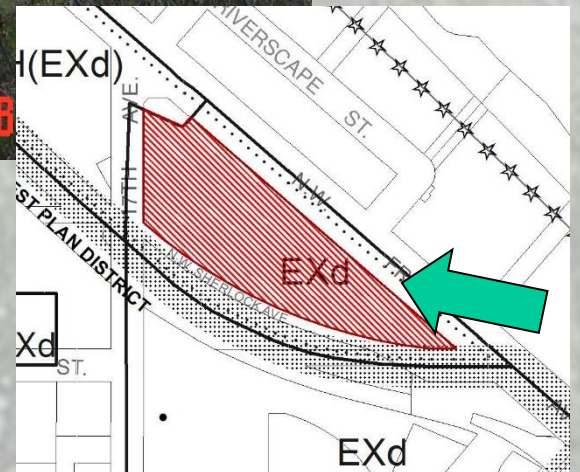






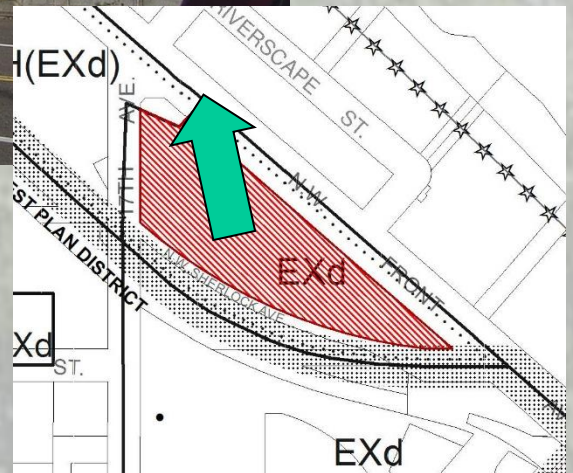






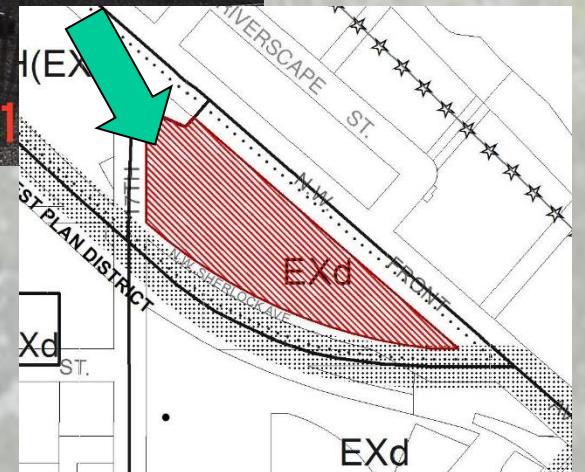


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18 1



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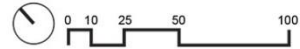
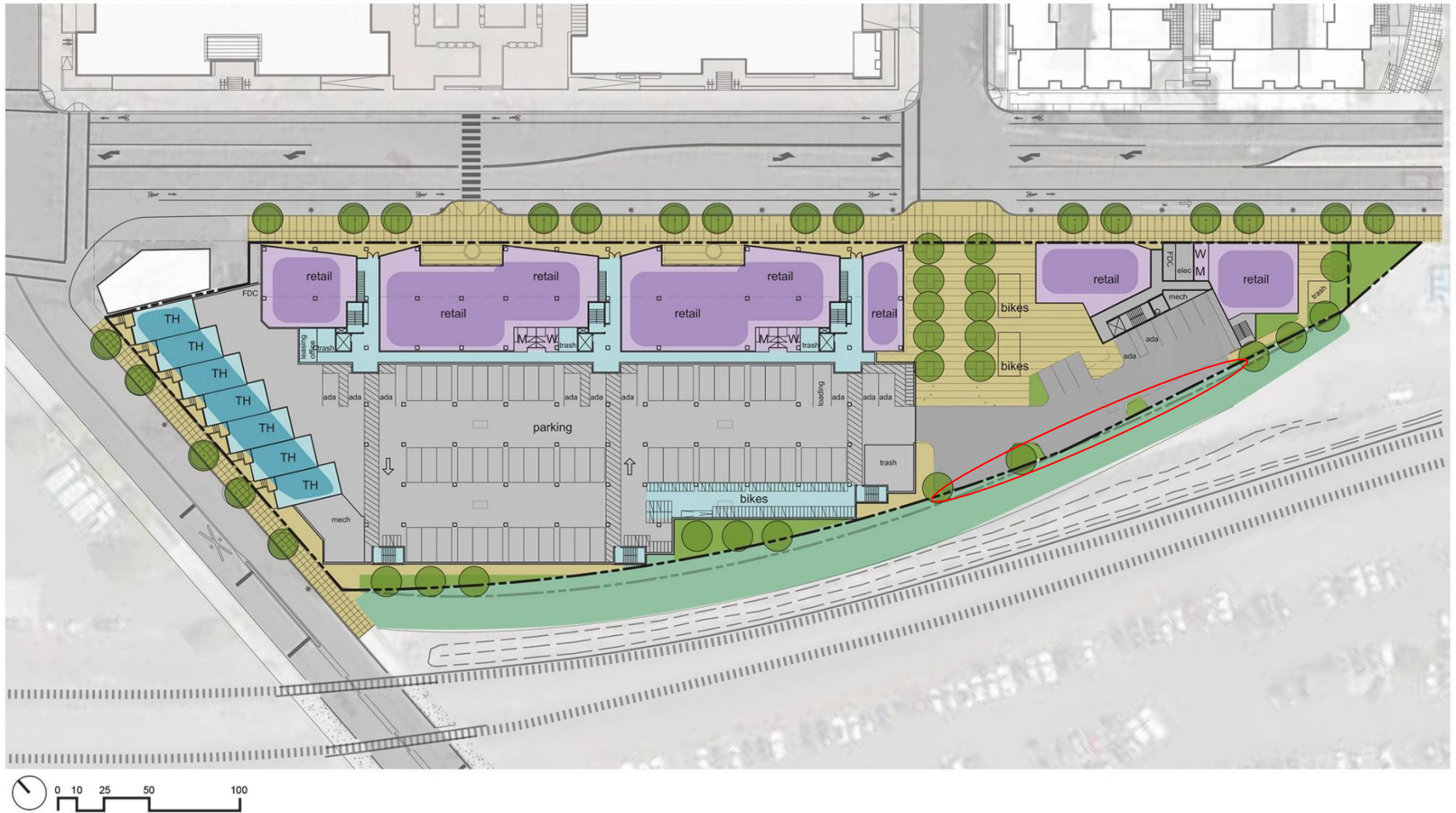




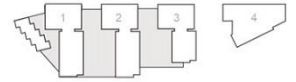
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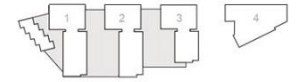
ground floor plan level 1



Interface between ped areas and surface parking at driveway/plaza, pedestrian access to back/Terminal side?



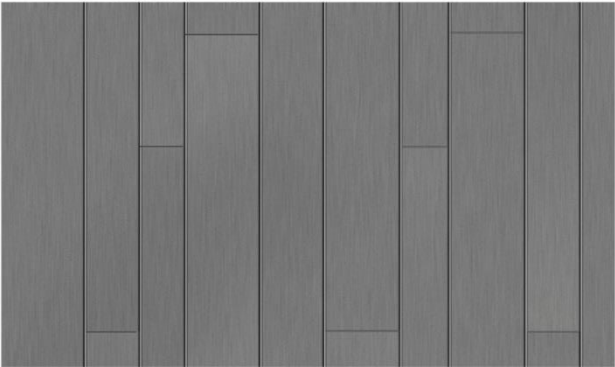
Massing in relation to Riverscape, large plinth/ground floor wall along Front, adding further breaks to reflect 200' block structure, bringing podium green space down



South side 'alley' treatment, blank walls versus more engaged pedestrian experience, discussion of any improvements and what remains between site and railroad, walkways, etc.

cladding options multifamily buildings

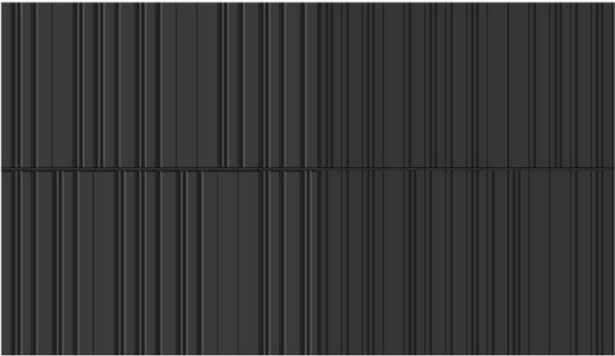
Zinc Standing Seam (Quartz)



Okoskin (147mm, Sandstone)



Steel Standing Seam (Duranar graphite gray)



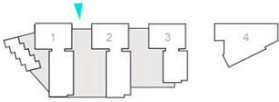
Ceraclad (Fiotto, Vanilla)



cool [outer] material

warm [inner] material

perspective NW Front



YBA
architects

SEPTEMBER 5, 2014

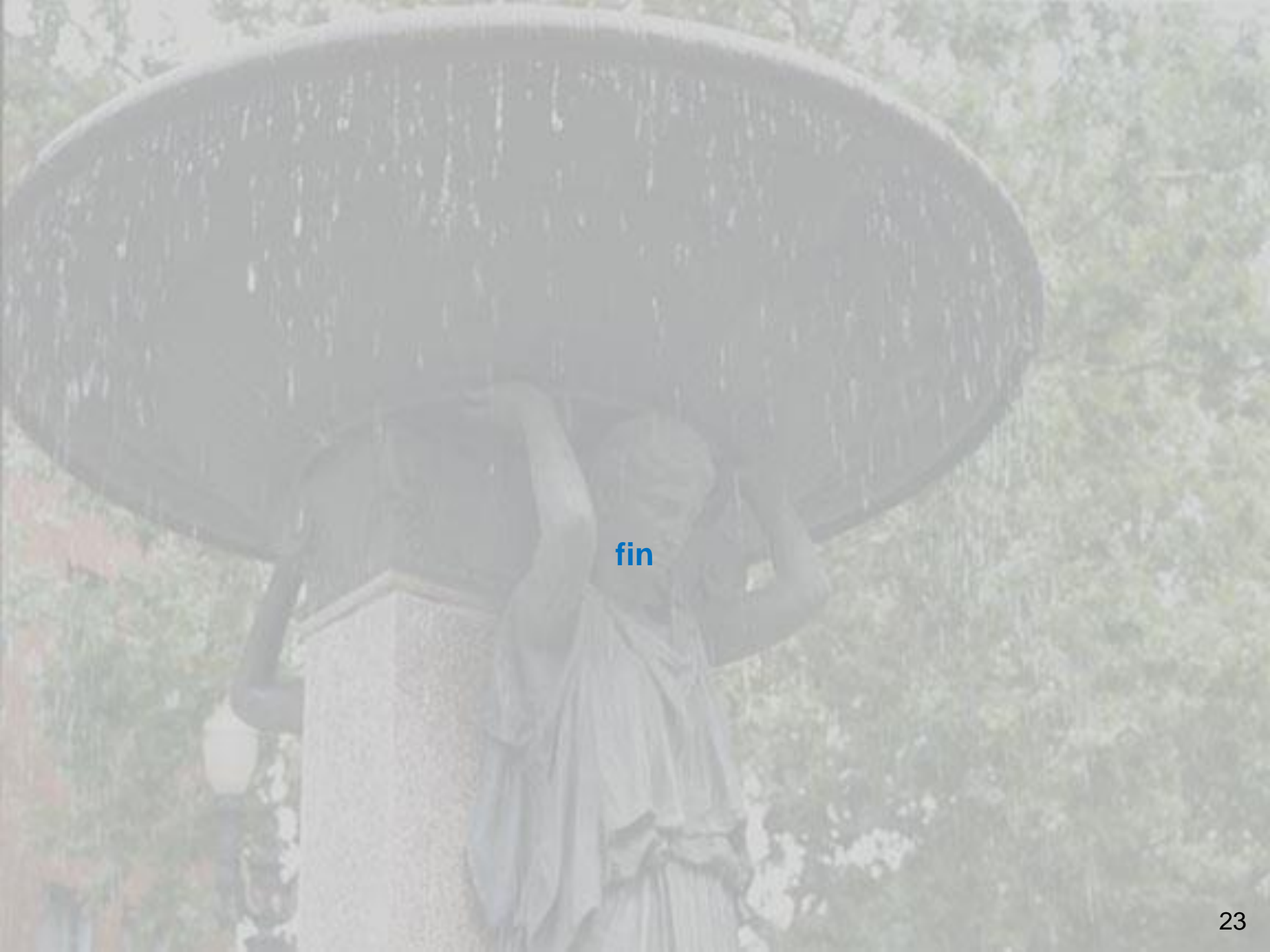
2030 NW 17th Ave Portland, OR

FRONT17 DESIGN ADVICE E.35

Proportional relation between lower and upper stories, building breaks and bringing green space down to grade

Potential areas of discussion

- **Massing/"Block" Structure/Context** (Massing of buildings in relation to Riverscape, large podium/plinth creates a solid $\pm 350'$ long ground floor wall along Front – consider bringing more building breaks and green spaces down to the ground, 200' 'block' massing per Guideline A3 and Riverscape Apartments across the street, more views through the buildings/site towards the river from the 'back' side, townhouses feel a little squished);
- **Pedestrian Environment** (blank concrete and green walls along both Front and rear/Terminal side, courtyard/green spaces along street should be more open and generous, ground floor needs to be active, interface between on-site pedestrian areas and surface parking areas at the plaza and garage entries, providing pedestrian access to Terminal/17th and the 'back' side of the project);
- **South Side/Terminal Street** (alley treatment and tall blank walls versus a more engaged street-like pedestrian environment, discussion of any improvements and what's to remain between project and rail tracks in ROW);
- **Design and Materials** (material choices, proportional relations between double-height ground floor of apartment blocks and the upper stories, clarification on specific materials, e.g. is it wood or Okoskin? etc.); and
- **Other Items at Commissioner Discretion.**



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