



City of Portland
Bureau of Development Services

Staff Presentation to the **Portland Design Commission**

EA 14-220633 DA
SW 4th & Harrison Mixed Use

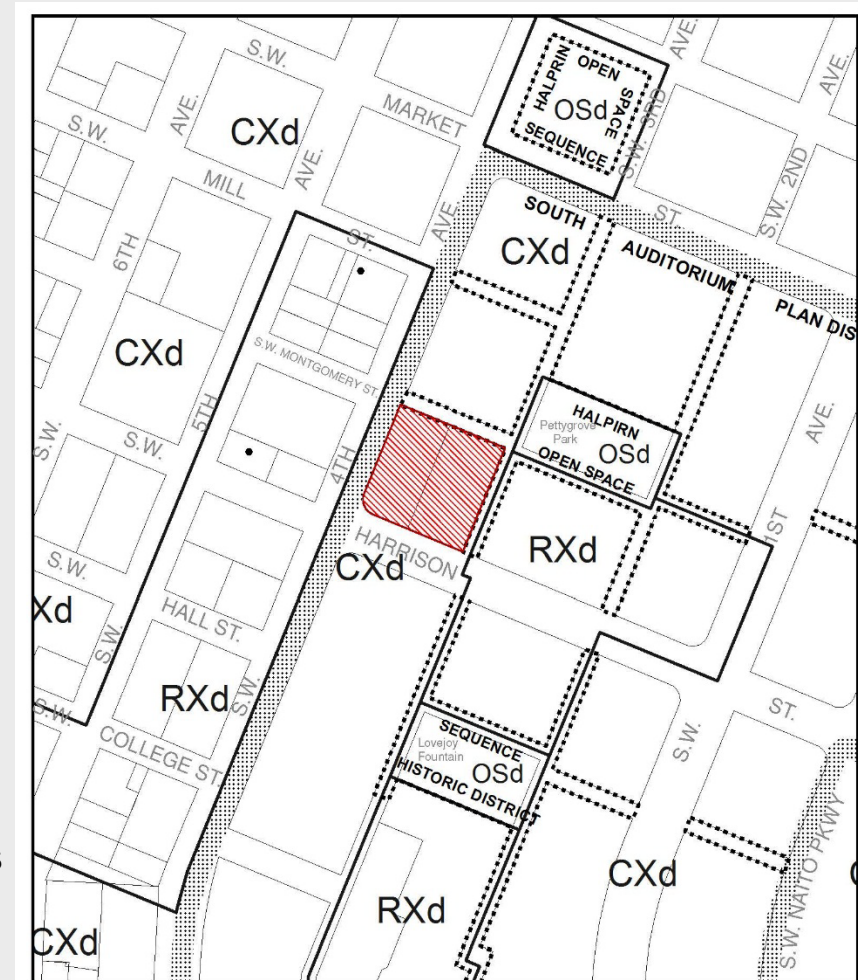
December 11, 2014

Proposal Summary

- 15-story building at 175' maximum height (no Modification allowed)
- 9:1 FAR exceeds base FAR (6:1) achieved with residential bonus
- 400 residential units (student housing) & 30,000 SF retail (grocer)
- Below-grade parking (2 levels, 158 parking) & 1 large loading bay both accessed off SW 4th
- U-shaped building with outdoor amenity spaces at 2nd & 15th floors
- Minimum building setbacks on all 4 frontages unique to SAPD
- Exterior finishes – metal panel, aluminum window wall system, clear and metal spandrel

Zoning

- CXd - Central Commercial zone w/a Design Overlay
- South Auditorium & Central City Plan Districts
 - Downtown sub district
- 6:1 FAR
 - up to 3:1 additional w/bonuses
- 175' height maximum (no additional)
- Downtown Pedestrian District
- SW 4th & Harrison – Regional Transitway/Major Transit Priority Street
 - Streetcar & several bus lines on both streets
- Two frontages on pedestrian mall of Halprin Open Space Sequence (Historic District)



Land Use Reviews

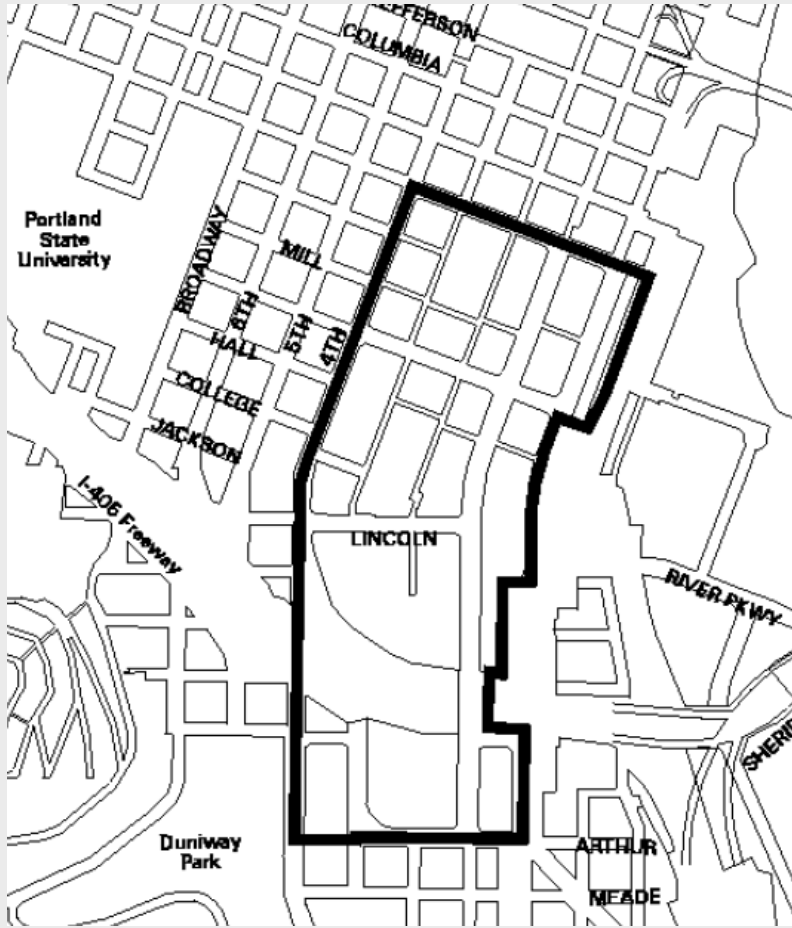
- Project value triggers Type III Design Review
- Potential Historic Resource Review if any alterations in HD
- Central City Parking Review not required for current proposal
- Approval Criteria:
 - Central City Fundamental Design Guidelines
 - Modification Approval Criteria of Section 33.825.040
 - Other Approval Criteria of 33.846.060.G (if HR review)
- Potential Modifications:
 - Minimum setback at SW corner (rounded condition)
 - Landscaping within setbacks on all 4 frontages
 - Ground floor windows along both pedestrian mall frontages

Site



South Auditorium Plan District

Regulations



Setbacks & Landscaping:

- SW 4th – 6' with L2 landscaping
- SW Harrison – 15' with L2 landscaping
- Pedestrian Mall – 6' with L2 landscaping

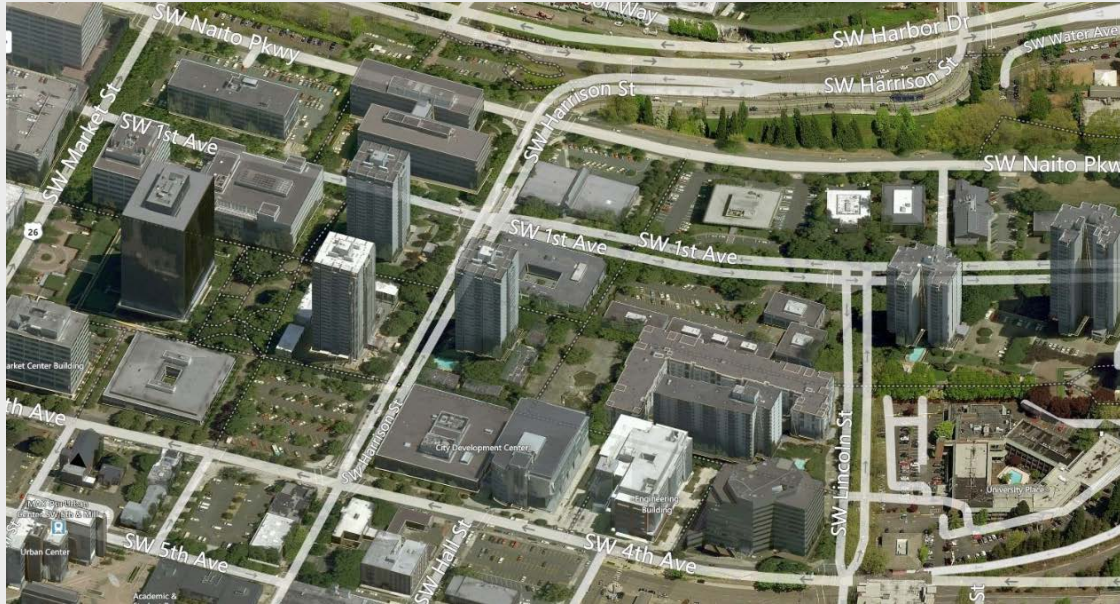
Preservation of Trees:

- (e) trees > 6" in diameter removed must be replaced elsewhere in plan district.
- Replacement ratio determined during review
- Location of replacement trees also determined during design review (where deficit occurs & consistent with adopted SAPD landscape plan)

Rooftop:

- All mechanical equipment, duct work, & structures for mechanical equipment must be screened.

South Auditorium Plan District Context



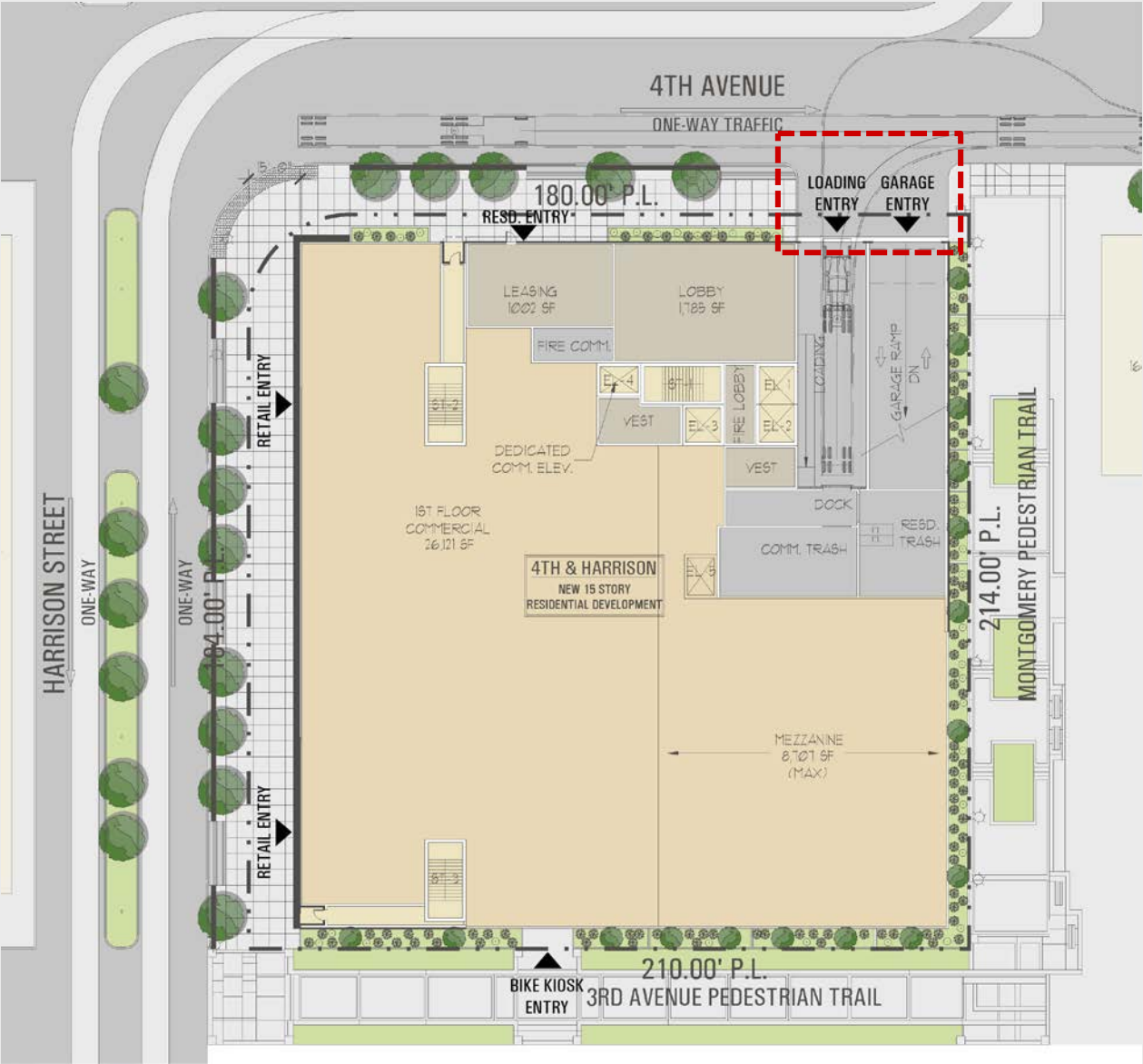
Halprin Open Space Sequence



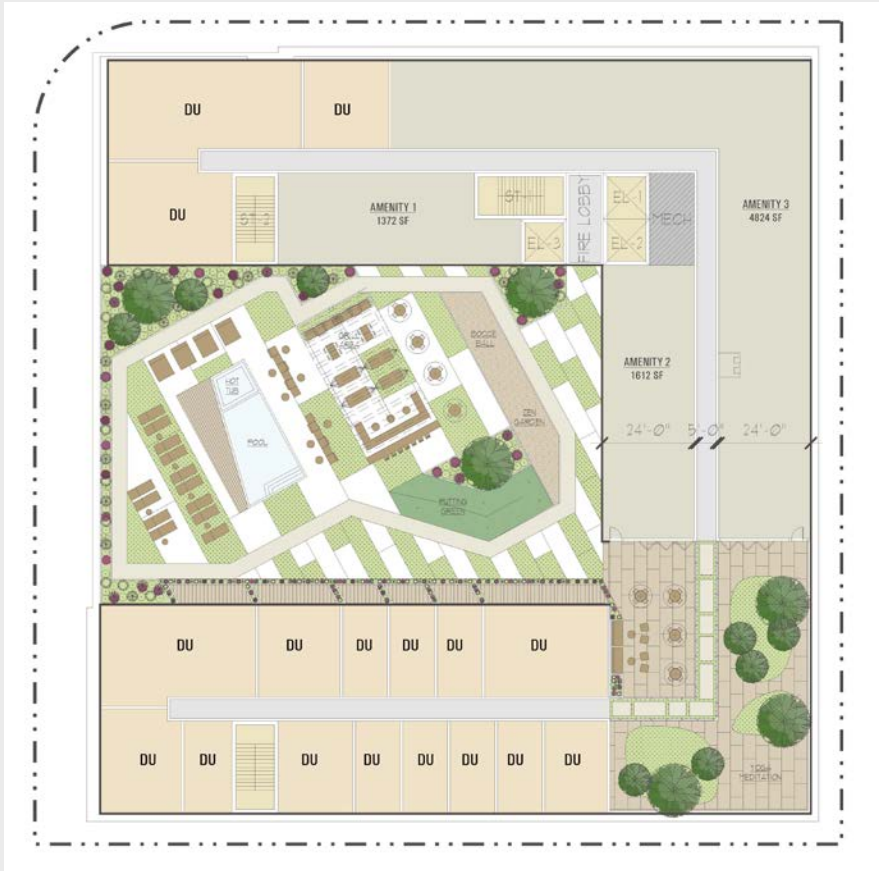
Halprin Open Space Sequence



Ground Level



Outdoor Spaces

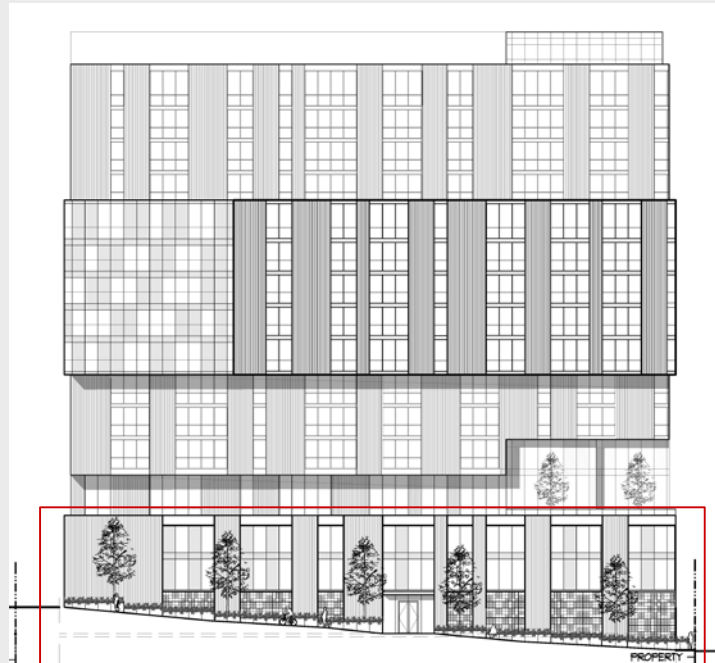
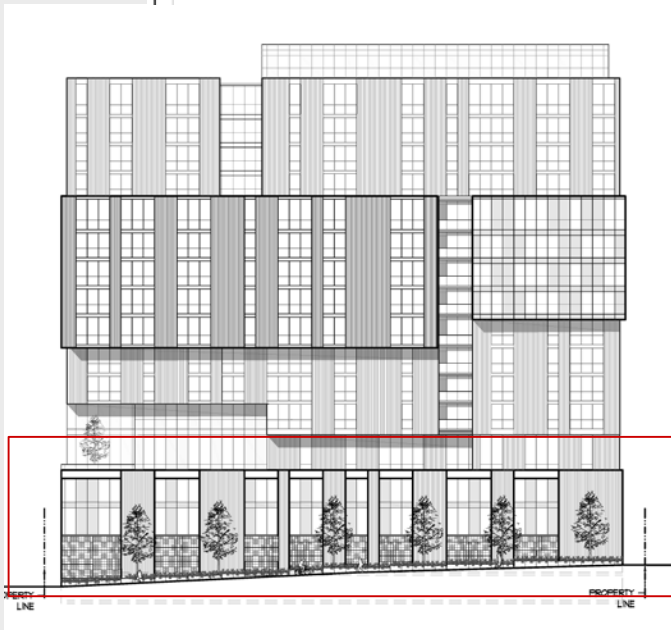


2nd level



rooftop

Building



Ground Level Conditions – Pedestrian Mall



DAR Discussion Items

1. **Project's response to Halprin Open Space Sequence**
abutting pedestrian mall & Pettygrove Park
2. **Garage & loading bay** locations on this constrained site
3. **Overall building form & scale** in terms of SAPD towers
4. **Composition & coherency** - relationship to simple composition of nearby contextual towers
5. **Material quality** – expectations of metal panel & other materials
6. **Ground level hierarchy & entries**

end of staff presentation