



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

FROM CONCEPT TO CONSTRUCTION

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MEMORANDUM

Date: October 13, 2014
To: Portland Design Commission
From: Hillary Adam, Development Review
503-823-3581
Re: 14-205172 DA – DELTA
Design Advice Request Summary Memo October 23, 2014

Attached is a drawing set for the Design Advice Request of a new mixed-use development on vacant parcels bound by N Fremont, Mississippi, Revere, and Michigan. The proposal would require vacation of a portion of the Mississippi/Michigan Alley and the east end of Revere Street, to be pursued separately. Three different programmatic schemes are proposed, each of which include 150-180 residential units, ground floor retail, below-grade and at-grade parking. All three schemes include a Landmark FAR transfer to the EX-zoned portion and a 65' tall building along N Mississippi. All three schemes include improvements to the west end of N Revere Street, a 5-foot dedication along the north alley, and a vacation of the east end of N Revere.

The applicable approval criteria for the portions of the development in the EXd zone are the *Community Design Guidelines* (see attached). The RH-zoned portions of the property are not subject to design review.

The three schemes are as follows:

- **Bar Scheme** – Two separate buildings, each with their own zoning designation. EXd-zoned site requires FAR transfer to increase maximum 3:1 to 4.4:1 for 6-story, 90' x 300' building with ground floor retail. Below-grade parking to be accessed from Mississippi; at-grade parking accessed from through-alley between Fremont and Revere via Michigan.
- **L Scheme** – Two separate buildings including L-shaped, split-zoned, 5- to 6-story, 200' x 200' building with some ground floor retail and a 6-story, 45' x 90' building with ground floor retail at Fremont & Mississippi. EXd-zoned site requires FAR transfer to increase maximum 3:1 to 3.7:1. Below-grade parking accessed from Revere via Michigan; at-grade parking accessed from alley from Fremont.
- **J Scheme** – Two separate buildings including J-shaped 5- to 6-story 200' x 200' building with some ground floor retail and a 4-story 45' x 90' building with ground floor retail at Fremont & Mississippi. Requires FAR transfer to increase maximum from 3:1 to 3.3:1 on EX-zoned portion and increase maximum from 2:1 to 3.4: 1 on RH-zoned portion. Below-grade parking accessed from Revere via Michigan; at-grade parking accessed from alley from Fremont.

Areas for discussion on October 23, 2014:

- **Plan Area Character (Scale & Massing)** –The EX zone limits maximum height to 65 feet, but due to the grade changes on the site, this may result in a building 75 feet high, measured from its lowest point. With the exception of two recently constructed buildings further north on Mississippi, the majority of the buildings in the neighborhood are 1- to 2-stories tall, generally with smaller footprints, and of a certain vintage. Zoning allowances aside, the proposal must also meet the design guidelines, such as P1 Plan Area Character and D7 Blending into the

Neighborhood. Staff suggests that the building may better blend with the neighborhood if it were broken into three distinct buildings, particularly if the building walls fewer than 200 feet in overall length.

Staff also notes that the subject property lies within the view shed of a designated viewpoint in the Albina Community Plan, and therefore, its impact on this view (toward downtown) should be carefully considered. While this is not a protected view per the Scenic Resource overlay, the Albina Community Plan does include the objective to “protect significant public views that emphasize the district’s geographical location in the City” as well as to “protect and enhance Albina’s historic and cultural characteristics and encourage compatible, quality development.” Staff also notes that the proposed development will be highly visible from the I-5 northbound lanes and I-405 interchange and will thus serve as geographical marker for the south end of the Mississippi Avenue district.

- **Vehicular Access** – Where is the proper location for associated parking? Staff suggests that Fremont may be the proper location for vehicular access as the intersection of Fremont & Mississippi is controlled with a 4-way stop. Staff has concerns that routing 100+ cars through N Michigan Street would be a significant increase in vehicular traffic on this relatively sleepy residential street. While the southeast corner is the low point of the site, staff also has concerns about access from Mississippi as this is the path of greatest pedestrian travel as well as the front face of the building.
- **Alley Access** – Parking spaces for the EX-zoned commercial uses are not allowed to be accessed by crossing the privately-owned RH-zoned portions. Therefore, staff suggests that all parking must be clearly associated with the residential uses or the entirety of the vacated alley should be re-dedicated as right-of-way, with a minimum width of 20 feet, in order to lift such restrictions.
- **Program and Ground Level Treatment** – What is the proper amount of retail on Mississippi? Would residential patios be appropriate along this façade, elevated above the sidewalk?
- **Pros and Cons of Each Scheme** – Each scheme has its pros and cons, some of which are obvious. Staff encourages the Commission to weigh in on the pros and cons of each scheme.
 - The Bar Scheme proposes a separate building in the RH zone which allows for a clean planning process not complicated with a proposed split-zoned building. This scheme also includes a through alley which creates a clear path of travel, provides opportunities for light and air, and also prompts a suggestion to dedicate the alley so that this area is unrestricted to vehicular travel. A healthy amount of retail space is also proposed with this scheme.
 - The L and J Schemes propose a separate building at the corner of Fremont and Mississippi, the footprint of which is more in keeping with the character of the neighborhood, although 6-stories would dwarf the neighboring 1 and 2-story buildings. Four stories at the corner of Fremont and Mississippi may be a more appropriate way for the proposed development to meet guidelines related to Community Plan Area Character (P1) and Blending into the Neighborhood (D7).

Please contact me with any questions or concerns.