



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

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner  
Paul L. Scarlett, Director  
Phone: (503) 823-7300  
Fax: (503) 823-5630  
TTY: (503) 823-6868  
[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

## MEMORANDUM

**Date:** May 25, 2015  
**To:** Portland Design Commission  
**From:** Jeff Mitchem, Development Review  
503-823-7011  
**Re:** 15-148912 DAR – 1400 NW Raleigh Mixed Use  
Design Advice Request Commission Memo  
Commission Hearing Date – June 4, 2015

### Overview

Attached, please find a drawing set and a CCFDG Cheat Sheet for the Design Advice Request for a five (wood) over two (concrete) mixed use project on a  $\frac{3}{4}$  block site (29,400SF) with frontage on NW 14<sup>th</sup> Ave (200'), NW Raleigh St (200'), NW 15<sup>th</sup> Ave (100') and NW Quimby St (100').

### Primary Project Components

- **Ground Floor Program.** 10 Townhomes (mezzanines + stoops), biker room (1,200SF), lobby (1,500SF), retail (900SF).
- **Upper Level Program.** 112 apartment units (28/floor x 4 floors), 25,957GSF/level, average unit size – 828SF.
- **Parking.** Long-term Bikes – 231. Autos – 93 (.63 ratio) partially underground accessed via both NW Quimby and NW 15<sup>th</sup> Ave
- **Loading** – Two Std B required/provided.
- **Height.** Allowed – unlimited. Proposed – 71' top-of-parapet.
- **FAR.** Allowed – 5:1 base, 7:1 w/ bonus (205,800SF). Proposed – approx 6:1 (172,330SF)
- **Zoning** – Exd, Central Employment with a Design Overlay.

### Context

The site occupies three quarters of a block bound by NW Quimby and NW Raleigh Streets and NW14<sup>th</sup> and NW 15<sup>th</sup> Avenues in the North Pearl subarea of the River District which is itself a subdistrict of the Central City Plan District. The North Pearl District plan area was adopted in November 2008 and focuses on the creation of a pleasing and dynamic urban form, a mix of complementary land uses, creation of community-serving amenities, and providing a range of housing opportunities for the growing diversity of household types in the Pearl District. Northwest Naito Parkway is located to the east, the I-405 freeway is to the west, and the Fremont Bridge is to the north of the site. The property is currently developed with a single story warehouse building that will be demolished for this project.

The surrounding area is also zoned EXd and is developed with a mix of single story warehouse buildings, some of which house older industrial uses plus some more recently converted to design and production spaces, as well as new multi-story housing developments. All abutting streets are designated as Local Service Walkways. NW Raleigh and 14<sup>th</sup> are both designated as City Bikeways. The site lies within the Northwest Triangle Pedestrian District.

### Potential Modifications/Adjustments (estimate based on preliminary drawing set)

#### Modification #1

##### Ground Floor Window (33.140.230)

**Required:** 50% Wall Length, 25% Wall Area

**Proposed:** SW 15<sup>th</sup> – 0% Wall Length; 5% Wall Area

#### Modification #2

##### Ground Floor Active Use (33.510.225)

**Required:** 50% Wall Length

**Proposed:** SW 15<sup>th</sup> – 0% Wall Length

### Design Advice Topics

Below, staff has identified topics for inclusion in the DAR discussion. Please refer to the attached CCFDG Cheat Sheet for a summary of cited guidelines.

### General Comments

- **Massing, Scale and Form.** The building's bulk is uniformly massed for the full 3/4 –block with little erosion or apparent programmatically derived response. The singular exception is an awkward full-floor drop at the southeast corner for an amenity deck. The scale and form of the proposed building, especially at the NW 14<sup>th</sup> Ave frontage appears flat and out of character considering North Pearl District punched masonry context.
- **Design Intent.** Preliminary drawings do not adequately convey the project's basic design parti and reasoning behind the composition of the building facades.
- **Materials.** Exterior material quality and detailing appears to be lacking – quality/amount of the proposed materials (fiber cement panels) and compatibility with the predominant building palette of the North Pearl District.
- **Ground Level.** Design, detail, quality and vibrancy of the ground level at all four frontages is critical – no frontage should be discounted as “back-of-house” – i.e. NW 15<sup>th</sup> Ave and Quimby St.
- **Vents and Louvers.** Though preliminary drawings do not depict, integration with building skin/window systems will be required.
- **Mechanical.** Though preliminary drawings do not depict, design integration with building facades and/or rooftop treatment.

### Guidelines to Consider

- **Enhance, Embellish, Identify Areas (A5).** Preliminary drawings depict brick as a primary ground floor cladding material and as a secondary upper story cladding material (corners only). Recently approved buildings in the vicinity are clad entirely in brick. Staff advises that the building be clad entirely in brick or comparable quality material.
- **Ground Floor Active Uses (A8).** Preliminary street level floor plans indicate that ground floor active use is highly reliant upon residential – 10 townhomes (totaling 6,600SF) comprise 73% of the 9,076SF of total ground floor active use (bike room at 1,850SF, lobby at 1,485SF and retail at 900SF). The townhomes all feature elevated (2') porches (4'-6" deep x 22' wide) fronted by 2' planters in the building frontage zone. Staff advises that the front porch depth be a minimum of 6' and that the project's most active program be oriented to the sidewalks, and that additional retail square footage be considered along the NW 14<sup>th</sup> St frontage.
- **Quality & Permanence (C2).** Preliminary drawings depict fiber cement panel as a primary cladding material for upper stories. Staff advises that fiber cement panel be eliminated from the material short-list.
- **Pedestrian Amenities/Protection (B6).** Preliminary drawings indicate little in the way of pedestrian amenities at the project frontage zone – seating, recessed entries, canopies, etc. Staff advises exploring greater opportunities for pedestrian amenities.

- **Pedestrian Protection (B2).** Three garage door entries (2 loading / 1 auto) along the NW 15<sup>th</sup> Ave frontage is perilous for pedestrian safety.
- **Parking Garage Access (C3-1).** The two parking garage entry points – NW 15<sup>th</sup> Ave and NW Quimby St totally four (4) garage doors (two auto + two loading) – are not well integrated visually considering project and vicinity context.
- **Coherency (C5).** Preliminary elevation studies indicate a wide variety of distinct building cladding materials – brick veneer, metal panel (2 types), fiber cement panels (2 types w/ exterior fastening) and two colors of window framing (white and black). Staff advises this material palette be simplified and that the disparate building elements be better integrated within a more coherent overall building composition.
- **Active Corners (C7).** Preliminary ground floor diagrams indicate that the building's corners (3) are programmed with residential lobby, retail (700 square feet) and long-term bike parking. Staff advises that more active uses be considered for these corners. Please consider the following: move the residential lobby to center block, move the long-term bike parking interior to the garage deck and replace with retail and increase the corner (14<sup>th</sup> Ave/Raleigh St) retail space.

The review standards are the Central City Plan District (Chapter 33.510) and North Pearl Subarea. The approval criteria are the Central City Fundamental and River District Design Guidelines (tabular summaries of which are attached to this memo). Please contact me with any questions or concerns – 503.823.7011 | [jeffrey.mitchem@portlandoregon.gov](mailto:jeffrey.mitchem@portlandoregon.gov).

Attachments: Central City Fundamental and River District Design Guidelines **Cheat Sheet**