



# **City of Portland**

## **Bureau of Development Services**

*Staff Presentation to the  
Portland Design Commission*

**2<sup>nd</sup> Design Advice Request**

**EA 15-125245 DA**

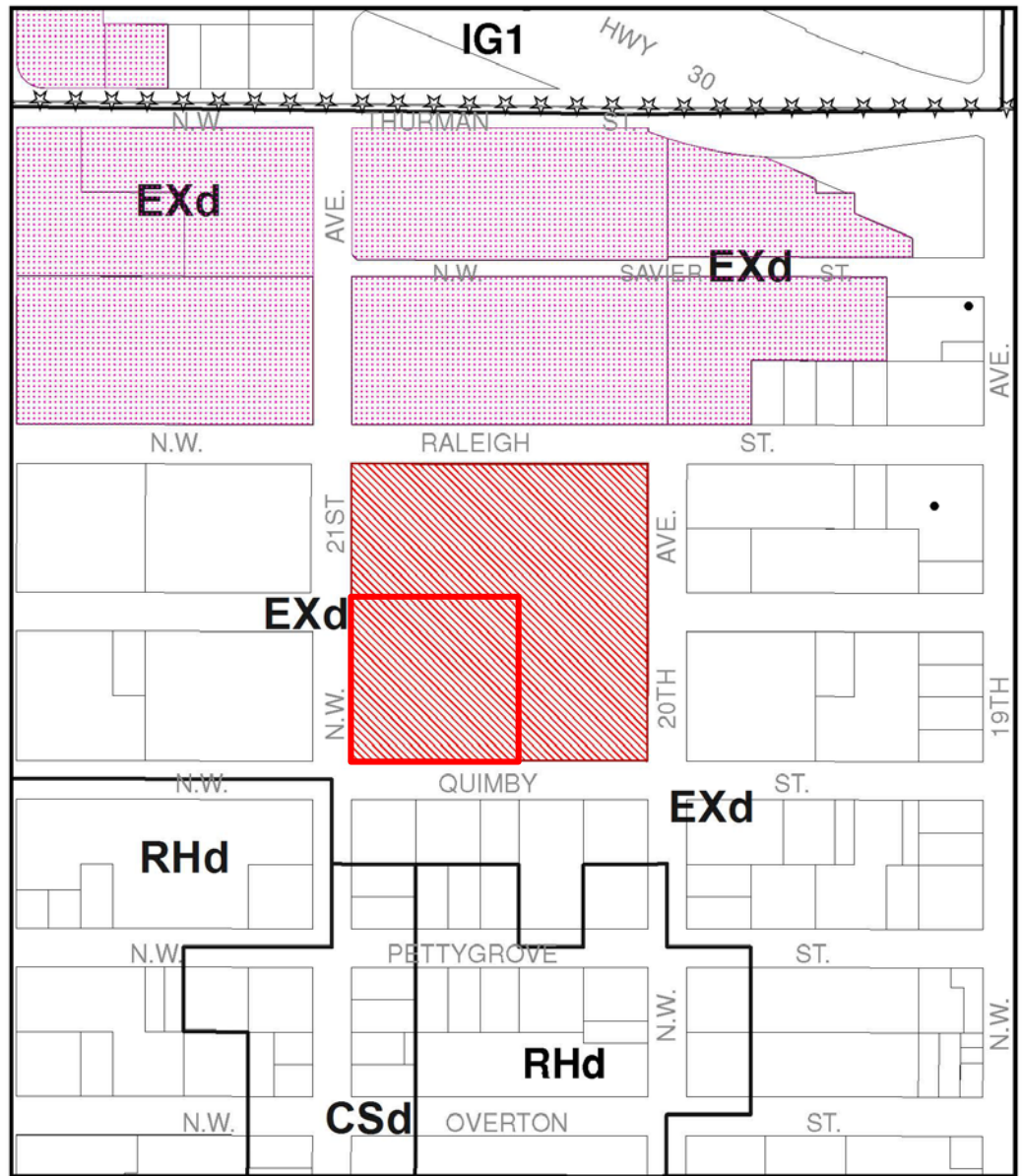
**1417 NW 20<sup>th</sup> Avenue**

**Block 290**

*June 11, 2015*

# Zoning

- EXd – Central Employment with Design overlay
- Northwest Plan District / Con-way Master Plan area
- Height limits are set by the Con-way Master Plan
- 3:1 FAR total across Master Plan area
- Community Design Guidelines
- Con-way Master Plan Design Standards and Guidelines



## ZONING

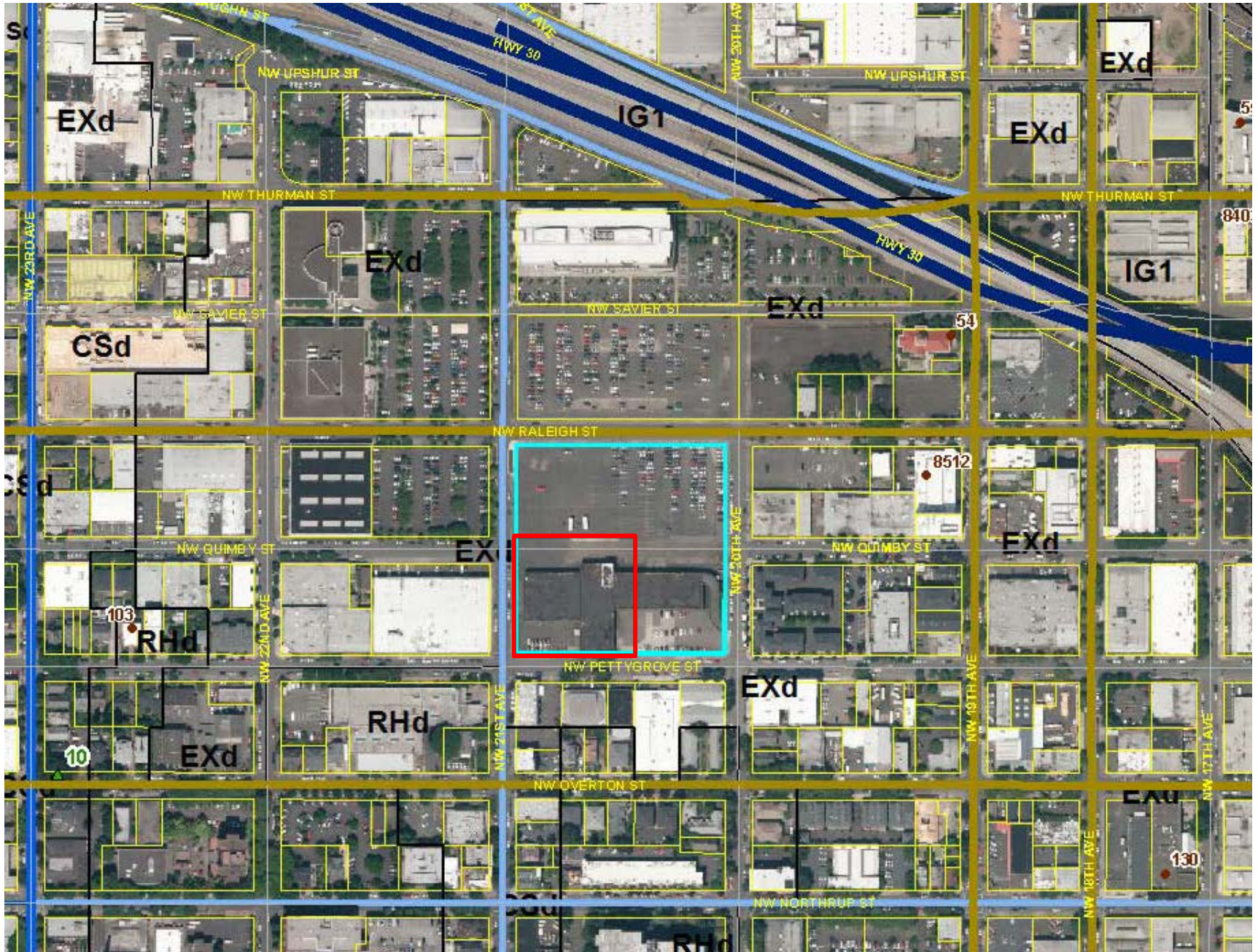
- Site
- Also Owned
- Historic Landmark
- Recreational Trail



This site lies within the:  
NORTHWEST PLAN DISTRICT

File No. EA 15-125245 DAR  
 1/4 Section 2927  
 Scale 1 inch = 200 feet  
 State Id 1N129BB08900  
 Exhibit B (Mar 02, 2015)

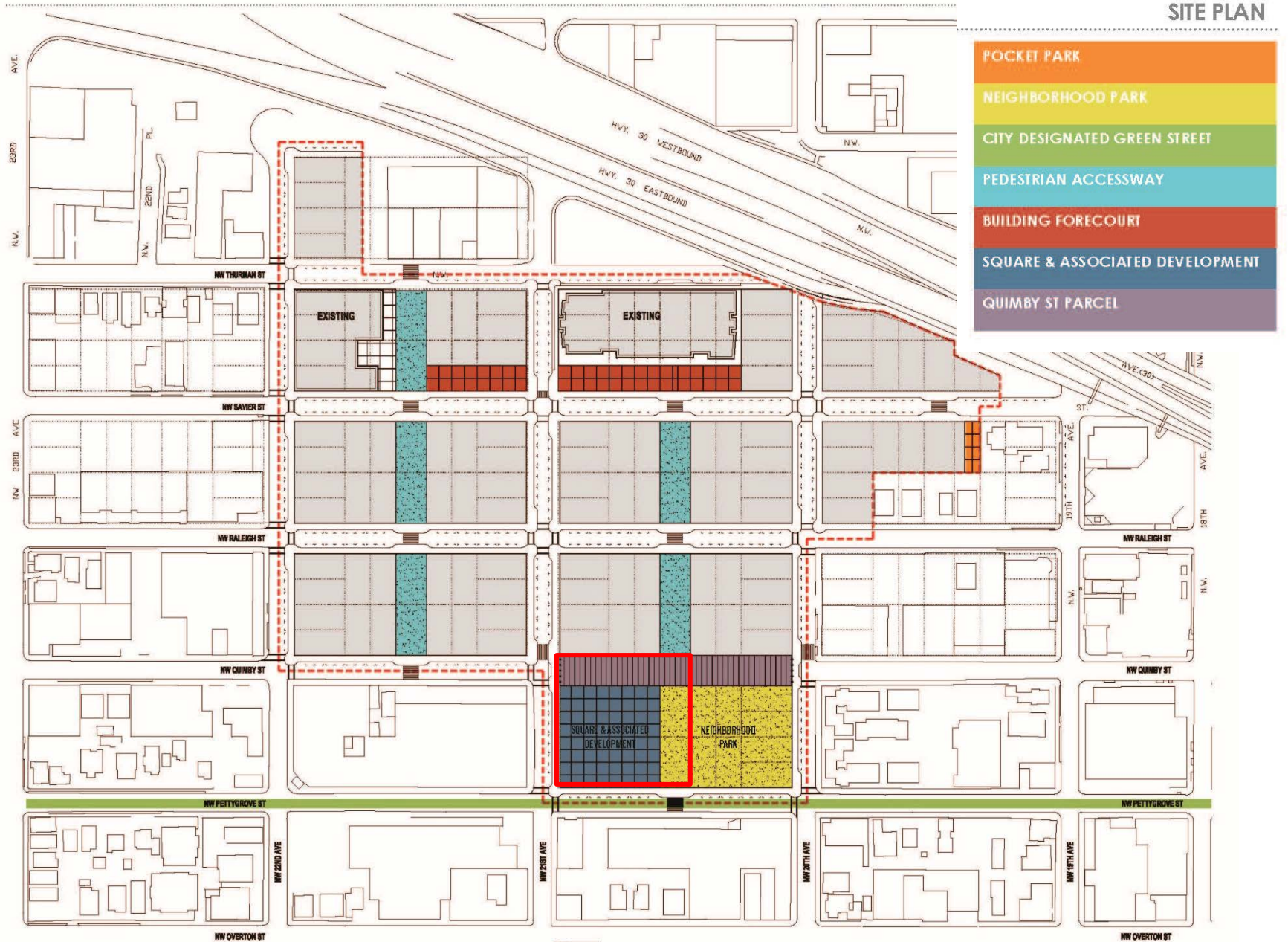
# Neighborhood Context



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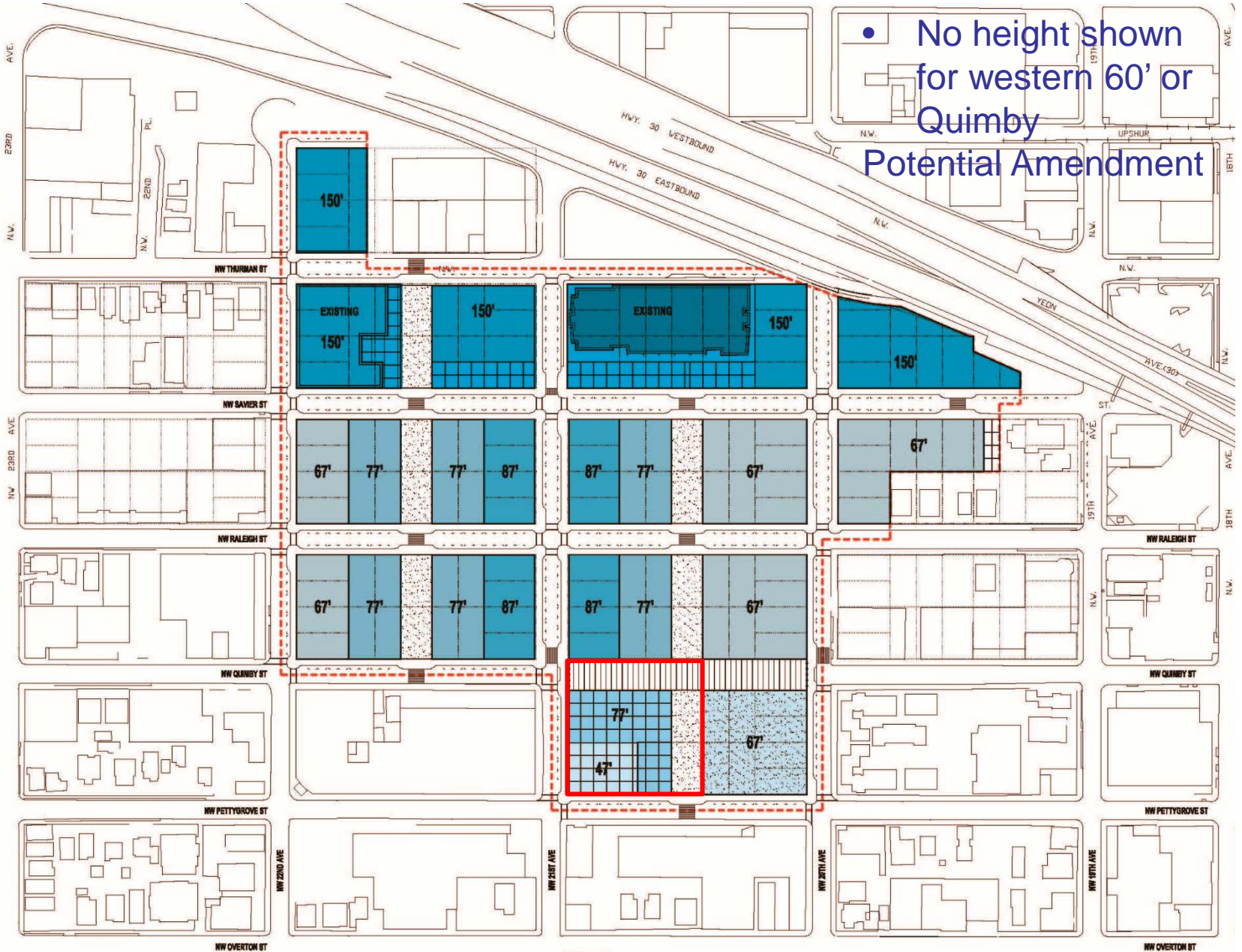


# Con-way Master Plan Area

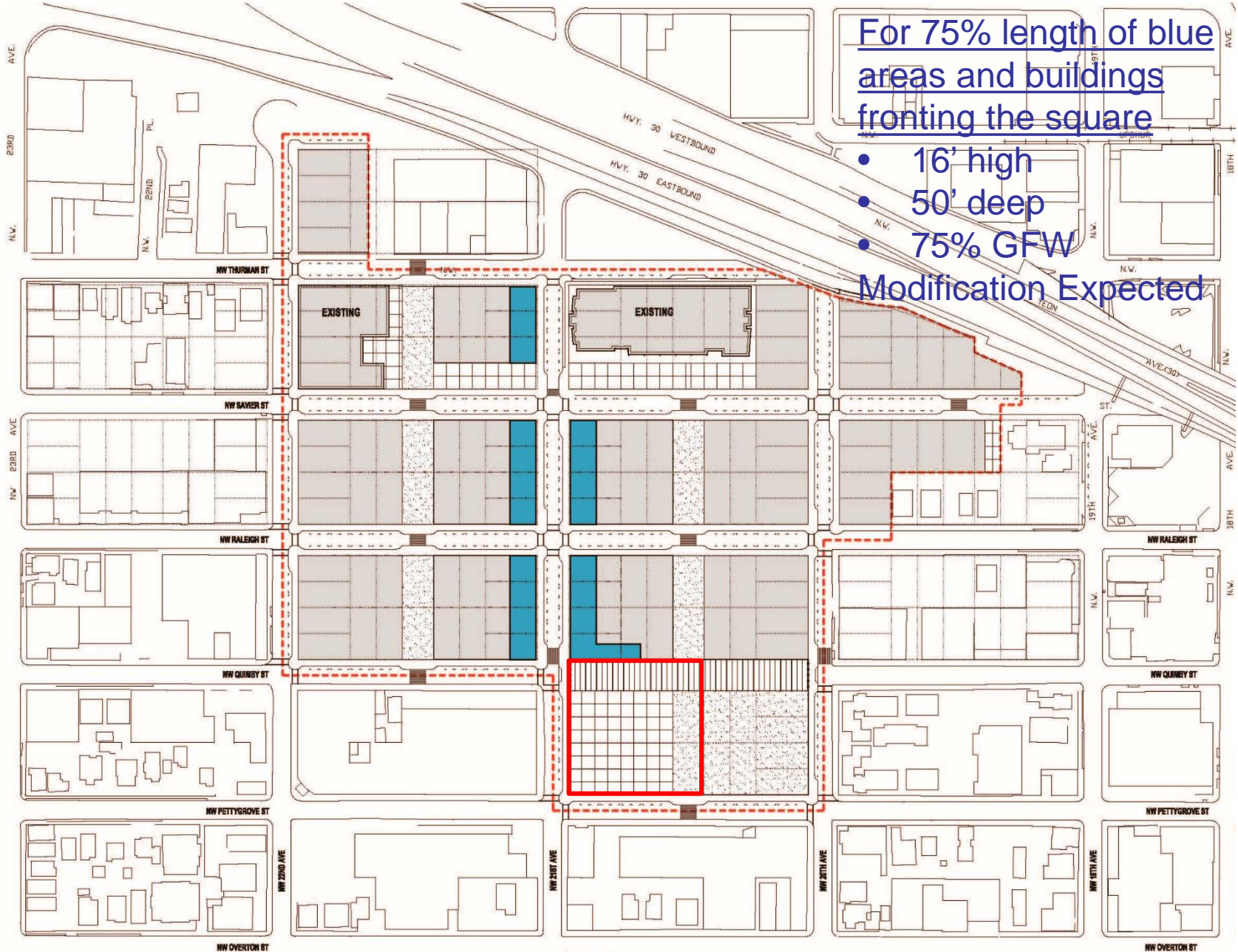


# Con-way Height Allowances

- No height shown for western 60' or Quimby  
Potential Amendment



# Ground Floor Retail Sales & Service

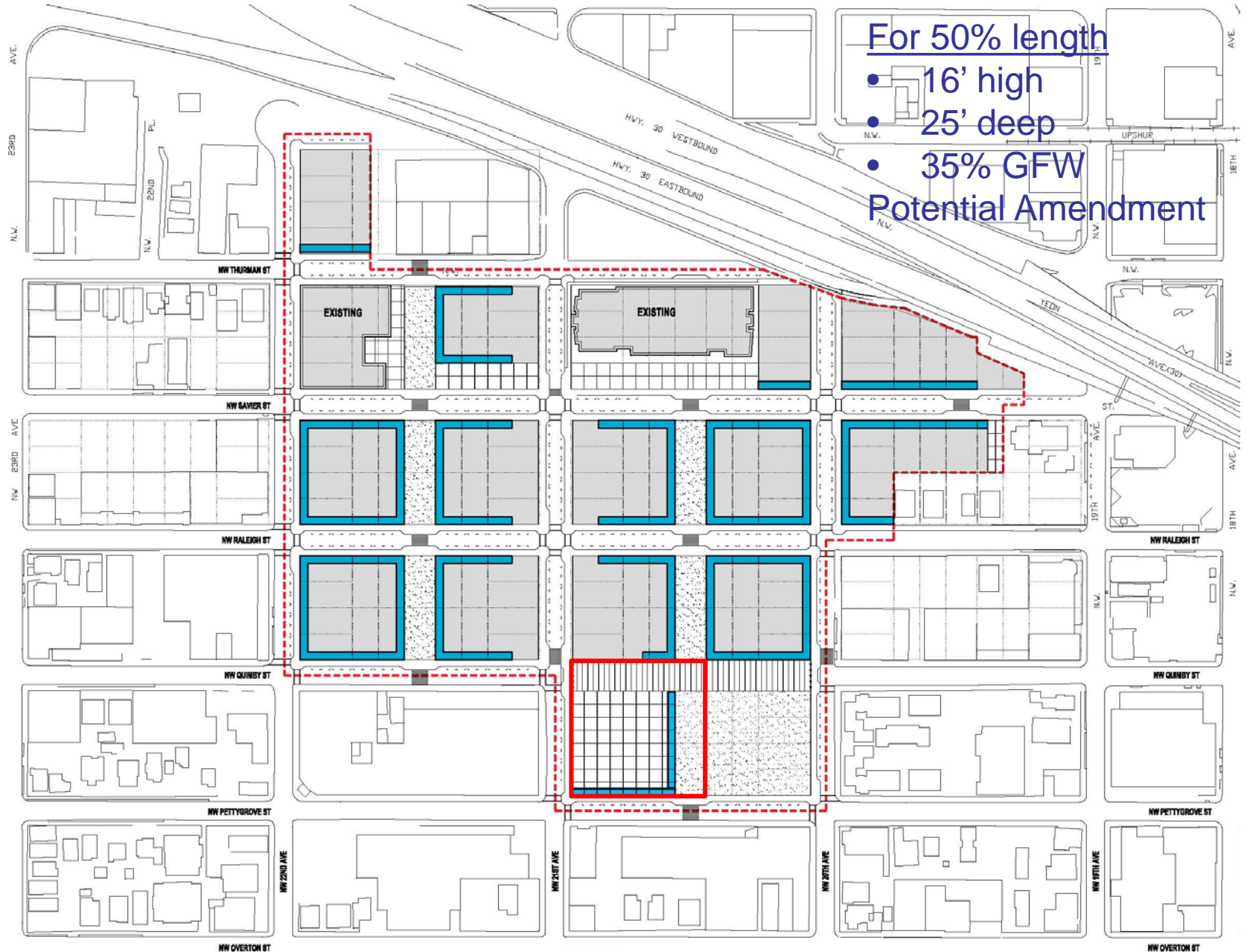


# Standards on Streets and Open Spaces

For 50% length

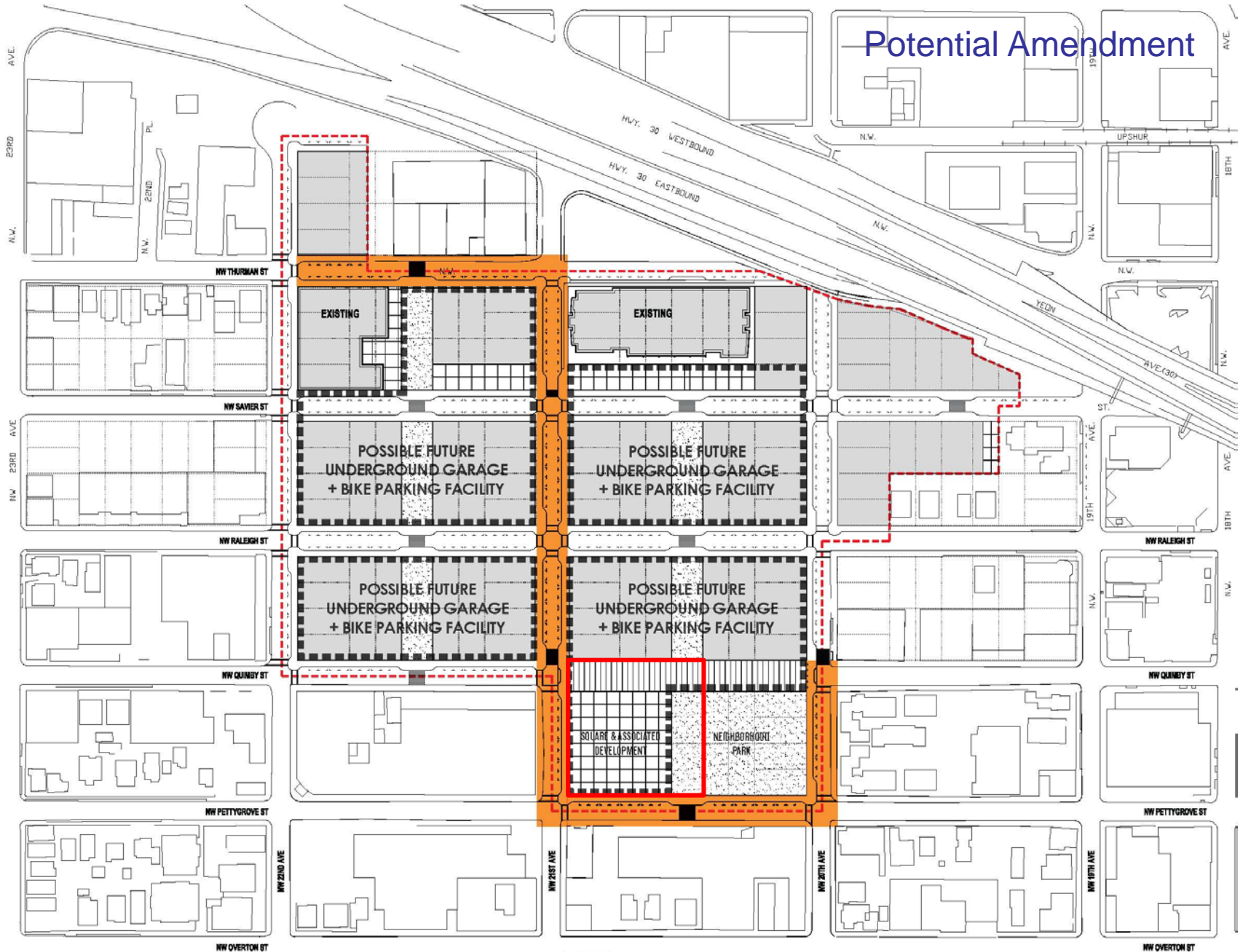
- 16' high
- 25' deep
- 35% GFW

Potential Amendment





# Vehicular Access Restriction



# Proposal Summary

## 2-to-3 Building Mixed-Use Development

- Residential Units above Commercial space surrounding a public square with below-grade parking
- Three options will be presented, with one heavily favored

### Required Master Plan Amendments

- Vehicular Access from NW Pettygrove Street
- Removal of Open Space at Neighborhood Park and Quimby festival street
- Height of Buildings within Neighborhood Park and Quimby
- Map 05-6 Standards on Streets and Open Spaces

### Potential Modification Requests

- Reduce the Size of Public Square to less than 16,000sf
- Reduce depth of Retail Spaces to less than 50'
- Reduce Height of at-grade Access to Neighborhood Park
- Reduce Top Floor Setbacks for buildings above 75' and those subject to the 47' height limit

# Areas for Discussion

*Specific design advice requested for:*

## 1. North/South Connection Facing Neighborhood Park

***\*\*\*This is not an accessway.\*\*\****

***The previous version showed the building extending 60' into the western portion of the Park; the current version extends 30' with a 12' overhang.***

***Is this enough to ensure connectivity and plentiful open space?***

## 2. Quimby

***The proposal still shows the building to encroach into the Quimby festival street, which is envisioned in the Master Plan primarily for bicycle and pedestrian use.***

***Quimby cannot be closed down for festival use if it is also used to access the garage.***

***Staff requested additional information on views and design concepts for Quimby.***

## 3. Top Floor Setbacks

***Standard 8F – All buildings taller than 75' must be set back a minimum of 5' at the top floor.***

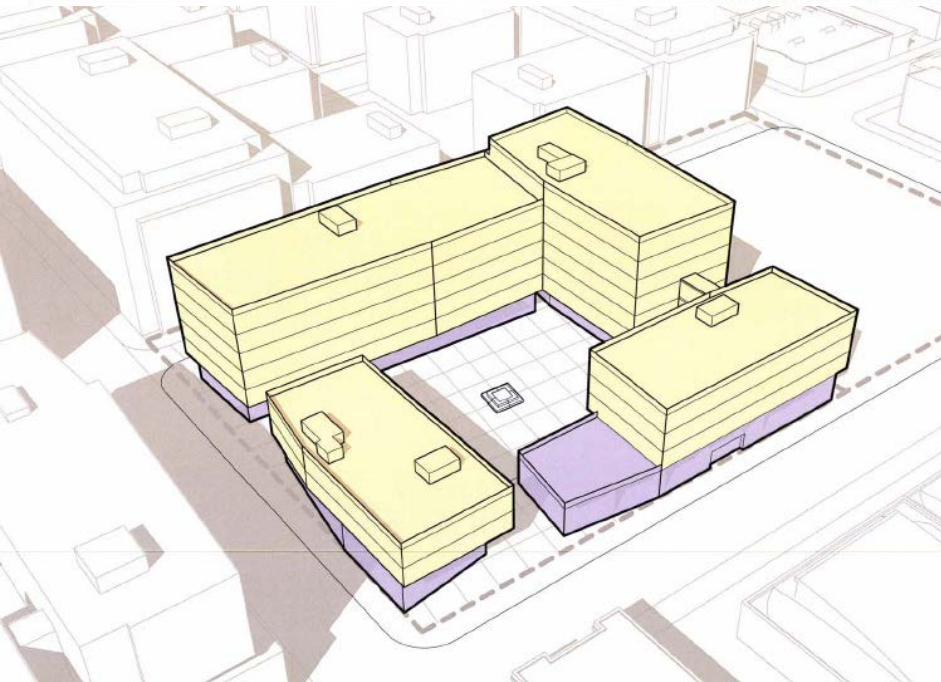
***Standard 10E - For all buildings within the area restricted to the 47' maximum height limit, the north-facing elevation of the top floor must be set back from the main building façade a distance equal to the height of the top floor elevation.***

## 4. Public Square

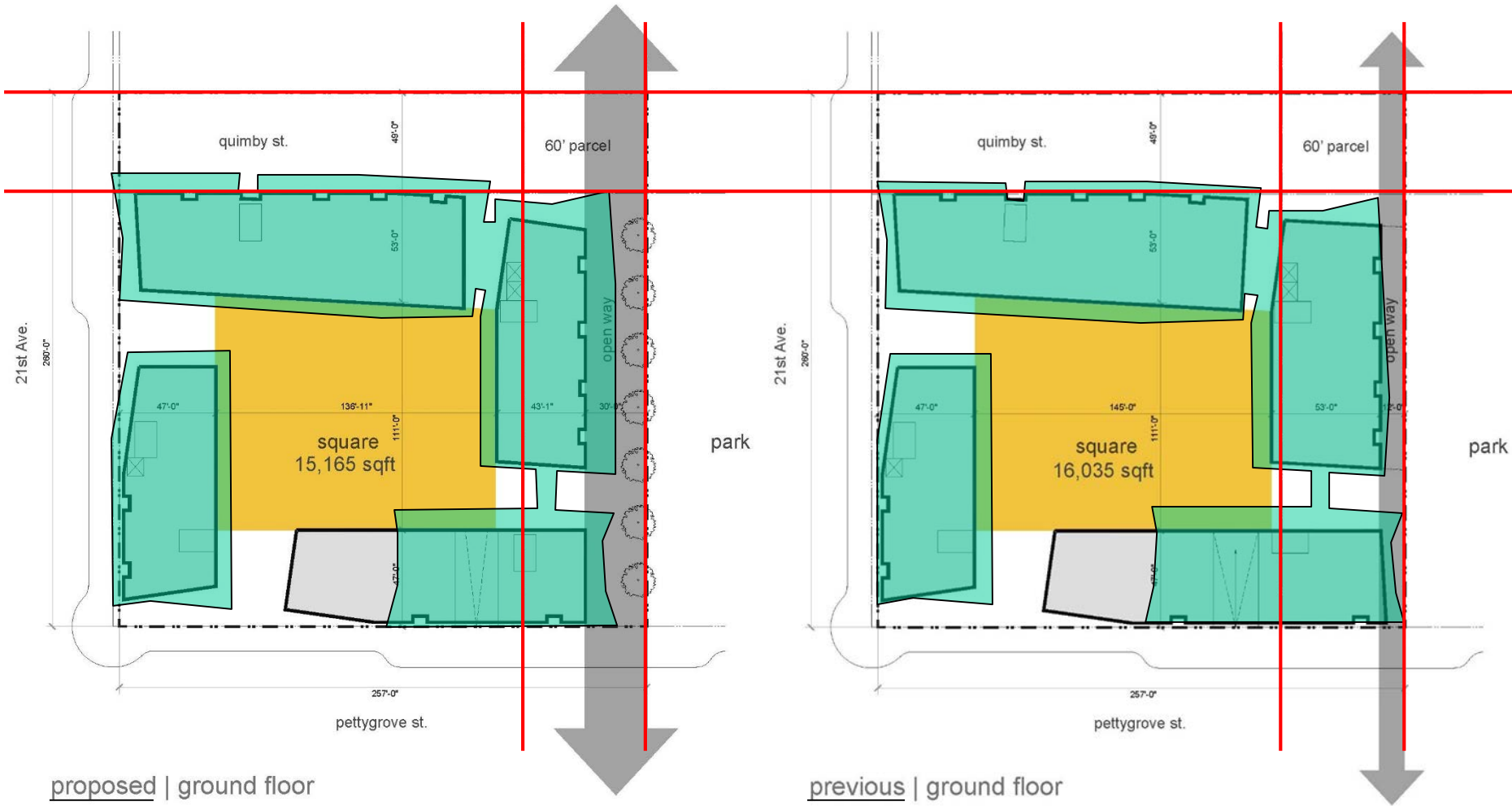
***Solar Studies provided show minimal difference between proposed heights and a 6-5-4-3 model***

***Simplified***

# Applicant's Previously Preferred Option



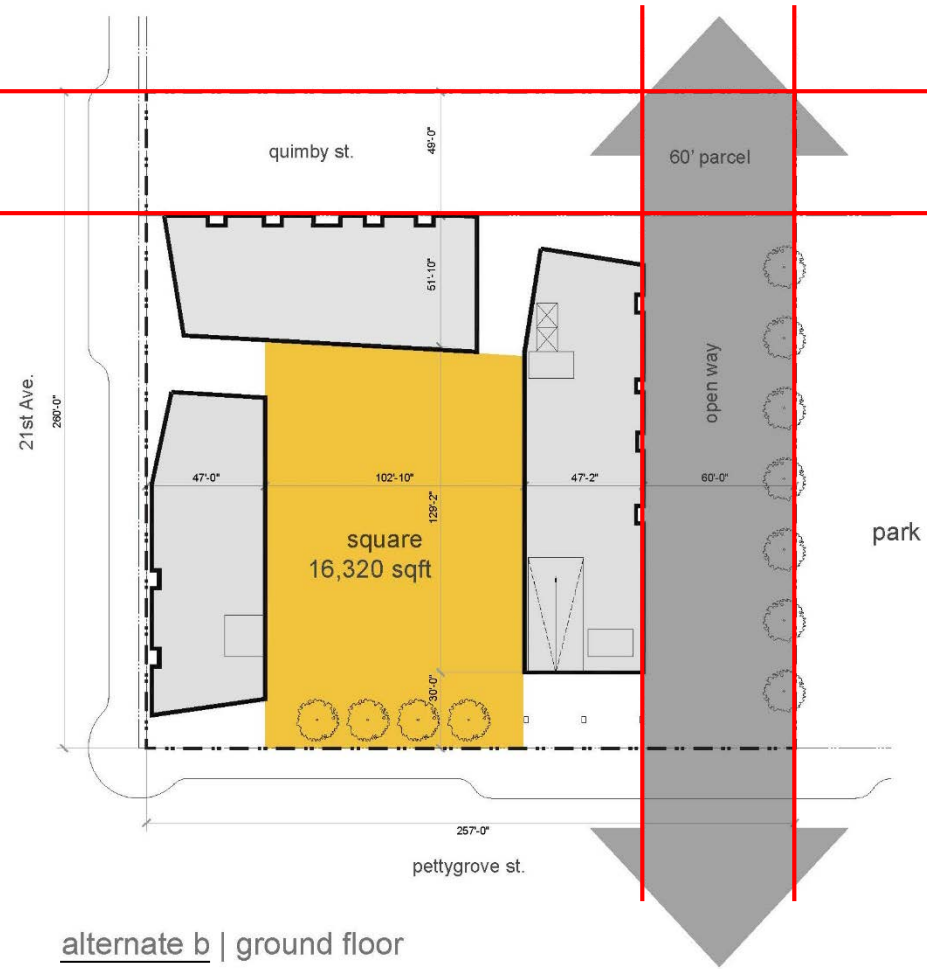
# Proposed & Previously Proposed Footprints



# Alternative Footprints



alternate a | ground floor

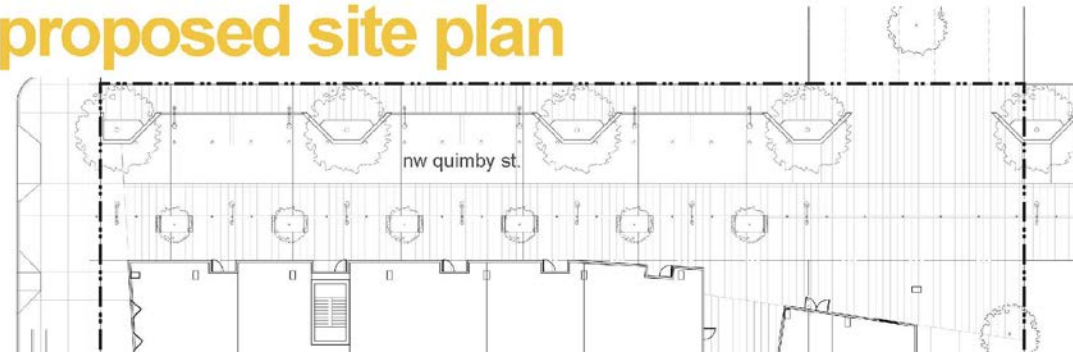


alternate b | ground floor

# Quimby

## proposed site plan

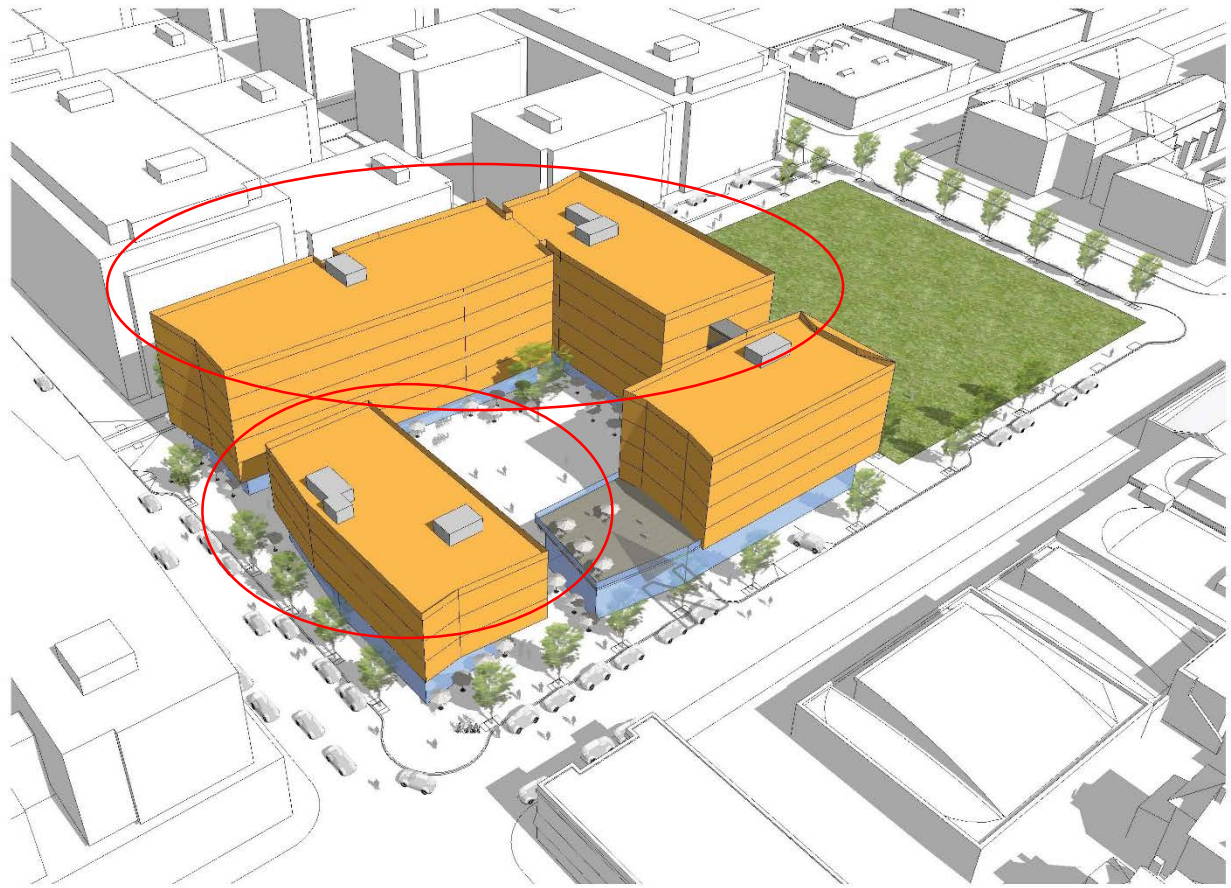
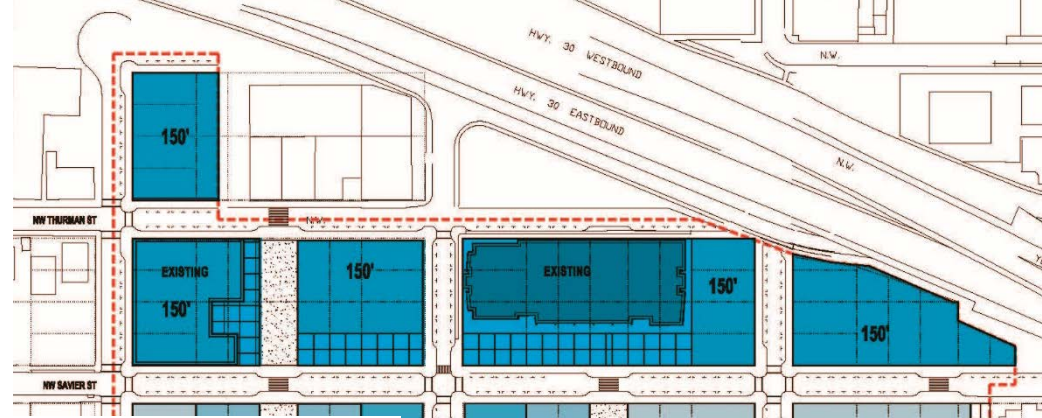
### section at nw quimby st.



### precedent | intersection of SW park ave. and salmon st.



# Top Floor Setbacks



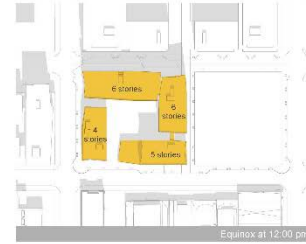


# Public Square

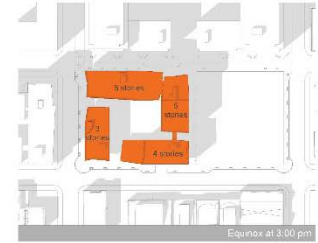
## building height study | solar access | equinox



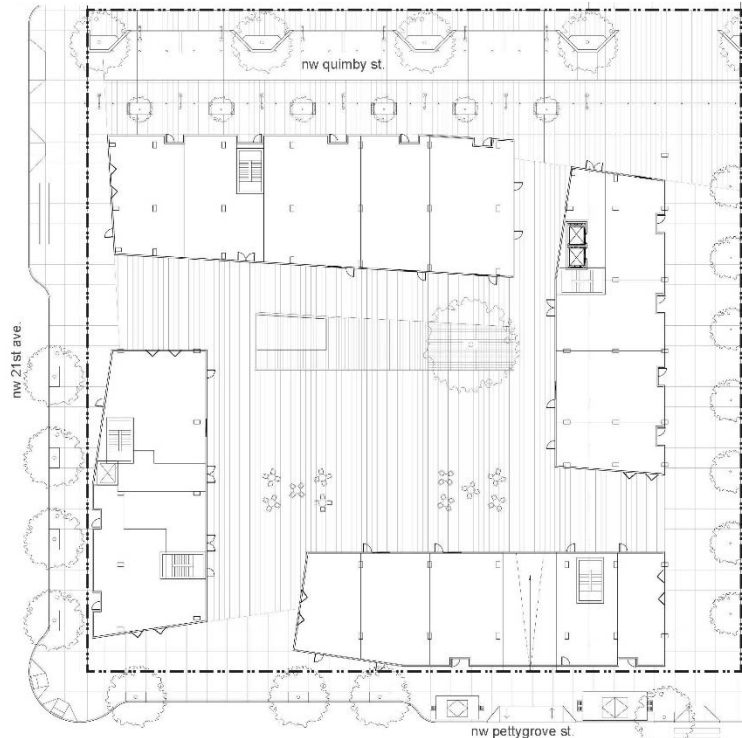
proposed building heights



reduced building heights | negligible change to shadows | financially infeasible



## Proposed



**end of staff presentation**