



City of Portland, Oregon
Bureau of Development Services
Inspection Services - Land Use Services
FROM CONCEPT TO CONSTRUCTION

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MEMORANDUM

Date: July 31, 2015
To: Portland Design Commission
From: Benjamin Nielsen, Land Use Review, 503-823-7812
Re: EA 15-175779 DA – Lot 5 Station Place
Design Advice Request Summary Memo, August 6, 2015 hearing

Please find the exhibits attached for the Design Advice Request for a new eight-story, 220,000 square foot retail and office building in the North Pearl Subarea of the River District Subdistrict in the Central City.

Project Summary – The proposal, on a 34,808 SF roughly triangular lot bounded by NW Northrup St, NW 9th Ave, and the railroad tracks, includes the following:

- **Ground Floor.** 3 retail/restaurant spaces along NW 9th Ave. Lobby at northern point. 18' tall space. Back-of-house, bike parking, and structured parking behind retail.
- **Upper Floors.** Office uses @ 167,000 SF. Roof terraces at 6th floor and 8th floor.
- **Above-grade structured parking.** Two parking levels along railroad tracks within 18' tall ground floor. Access from the southeast corner of the site at NW Northrup St & NW Station Way. 58 spaces. Naturally ventilated. Additional spaces will be leased from Station Place Garage to the south.
- **Bike Parking.** Long-term bike parking provided in glazed "bike lobby" facing NW Northrup St. 150 racks provided. Short-term bike parking located along NW 9th Ave elevation.
- **Loading.** 2 Standard A spaces (35' long x 10' wide x 13' clearance) required. 1 Standard A space proposed and accessed from NW Northrup St.
- **Height.** Allowed = 100'. North Pearl Subarea height opportunity area allows two options to increase height above 100' (see attachment). Applicant is using Option 1 which allows height up to 175' if the length of any façade above 100' does not exceed 150' (or up to 180' with a Modification).
- **FAR.** Central City Master Plan FAR for this site = 2.3:1. Applicant will be pursuing a CCMP Amendment to add additional base FAR of 2:1, which was granted to the North Pearl area after the CCMP was created, and to transfer unused FAR from other, already built-out sites within the Station Place master plan area. Additional bonus FAR may also be earned, though the total FAR in the North Pearl Subarea is capped at 9:1 except for bonus area transferred from identified historic resources. The CCMP Amendment may be processed as either a separate Type II review or as a component of the Type III design review.
- **Zoning.** EXd – Central Employment with Design Overlay.
- **Materials.** Primarily a tan/gray brick grid with large fiberglass windows and Cor-Ten weathering steel infill. Large storefront glazing at the ground floor.

Potential Modifications & Adjustments

- **Adjustment – Loading** (33.266.310.C)
Required: Number of spaces = 2 of Standard A
Proposed: 1 of Standard A
- **Modification #1 – Height** (33.140.210.B.2.b)
Required: Other mechanical equipment and stair enclosures that cumulatively cover no more than 10% of the roof area may extend up to 10 feet above the height limit.

Proposed: Total area of mechanical equipment may exceed 10% of roof area.

- **Modification #2 – Height** (33.510.205.H.2.d.(1)) – See attached
Required: Length of façade above 100' may be up to 150' long.
Proposed: Length of façade above 100' will be up to 180' long. As currently shown, the façade length proposed on the west elevation is approximately 195' long (see “Method for Measuring Façade Length” attachment). Lengths above 180' are prohibited, so the façade length must be decreased to meet the standard. A Modification is still necessary, however, to allow a façade length between 150' and 180'.

- **Modification #3 – Ground Floor Windows, Qualifying Window Features** (33.140.230.C)
Required: Windows must allow views into working areas or lobbies, pedestrian entrances, or display windows set into the wall.
- OR -

Optional Artwork (33.510.220.C)

Required: Buildings having more than 50% of their ground level space in storage, parking, or loading areas may apply to use art in place of the required ground floor windows.

Currently Proposed: Views into retail meet the standard; however, the windows along NW Northrup also provide views into loading (potentially), bike storage, and a hallway/locker area.

DAR Discussion Items – Staff has identified the following potential areas of discussion for the August 6th DAR hearing:

1. Building Height & Massing.

- Building is set back from sidewalk edge along NW 9th Ave.
- Massing and roof decks above. What's the right move to make at the top floor where the façade length is limited?
- Does the massing help reinforce the building's role as a gateway into the North Pearl?

2. Ground Floor Windows & Ground Level Activation.

- Retail/restaurant uses concentrated along NW 9th. Structured parking along railroad tracks.
- Are there enough canopies along the sidewalks of NW 9th and NW Northrup?
- Is the extent of back-of-house uses, such as loading, bike lobby, parking, etc, acceptable along NW Northrup.
- Is there an opportunity for public art to mitigate the ground floor windows along NW Northrup?

3. Elevations & Materials.

- Please comment on the material palette, the elevation patterning, and the proposed detailing at the windows.
- Does the placement of trellis on the 6th floor terrace interfere with the reading of the façade and building massing?

4. Parking & Loading.

- Are the locations, Adjustment, and Modifications approvable?

Approval Criteria

The design review approval criteria are the Central City Fundamental Design Guidelines and the River District Design Guidelines. The Modifications approval criteria are listed in Section 33.825.040 of the zoning code. The Adjustment approval criteria are listed in Section 33.805.040.

Please contact me with any questions or concerns.

Attachments: Applicable Design Guidelines

Design Commission Memo

North Pearl Height Opportunity Subarea code section (33.510.205.H) and maps (Map 510-3 and 510-16)

Method for Measuring Façade Length (not directly defined in code)

Discussion Items Notes Sheet

EA 15-175779 DA – Lot 5 Station Place DAR Applicable Design Guidelines

A1 – Integrate the River

A1-1 – Link the river to the community

A2 – Emphasize Portland Themes

A3-1 – Provide convenient pedestrian linkages

A4 – Use Unifying Elements

A5 – Enhance, Embellish, and Identify Areas

A5-1-1 – Reinforce the identity of the Pearl District Neighborhood

A5-3 – Incorporate water features

A5-4 – Incorporate works of art

A7 – Maintain a Sense of Urban Enclosure

A8 – Contribute to a Vibrant Streetscape

A8-1 – Design fences, walls, and gates to be seen over

A9 – Strengthen Gateways

A9-1 Provide a distinct sense of entry and exit

B1 – Reinforce and Enhance the Pedestrian System

B1-1 – Provide human scale to buildings along walkways

B2 – Protect the Pedestrian

B4 – Provide Stopping and Viewing Places

B6 – Develop Weather Protection

B7 – Integrate Barrier-Free Design

C1 – Enhance View Opportunities

C1-1 – Increase river view opportunities

C2 – Promote Quality and Permanence in Development

C3-1 – Integrate parking

C4 – Complement the Context of Existing Buildings

C5 – Design for Coherency

C6 – Develop Transitions Between Buildings and Public Spaces

C7 – Design Corners that Build Active Intersections

C8 – Differentiate the Sidewalk Level of Buildings

C9 – Develop Flexible Sidewalk-level Spaces

C10 – Integrate Encroachments

C11 – Integrate Roofs and Use Rooftops

C12 – Integrate Exterior Lighting

C13 – Integrate Signs

H. North Pearl Subarea height opportunity area.

1. Purpose. In the North Pearl Subarea, additional building height may be appropriate to support the goals of the North Pearl Plan. The regulations of this subsection:
 - Promote the use of development bonus and transfer provisions to create and support a range of community amenities to serve the diversity of residents and employees in the Central City;
 - Create a skyline and urban form that is visually permeable by providing visual access to locations within and beyond the subarea;
 - Encourage the development of taller buildings that may accommodate a range and diversity of land uses;
 - Result in a dynamic and varied skyline and urban form that contributes to the health, vibrancy, and livability of urban living;
 - Shape building massings that allow light and air to penetrate to the street level, enhance pedestrian scale, and create a pleasant, versatile, and active public realm; and
 - Provide flexibility to allow a range of uses and building types to be developed in a manner that fulfills the design objectives of this purpose statement.

Additionally, along the waterfront of the North Pearl Subarea the regulations of this subsection also:

- Increase access to sunlight along the greenway and within public and private open space areas developed along the waterfront;
 - Develop a dense, active urban waterfront with a vibrant public realm;
 - Work with the open area and waterfront development provisions of the North Pearl Subarea in the creation of well designed public and private urban open space amenities;
 - Facilitate visual and physical access to and along the riverfront for all members of the public;
 - Create expanded opportunities for views of the river as viewed from Naito Parkway and Front Avenue, landward portions of the subarea, and locations west of the subdistrict; and
 - Ensure bonus height granted to sites adjacent to the Fremont Bridge does not significantly affect views of or diminish the aesthetic qualities of the bridge or its iconic stature in the Portland skyline.
2. Additional building height above the maximum height limits shown on Map 510-3 may be approved as a modification through design review if H.2.a and b are met, and either H.2.c or d. Except as specifically allowed, adjustments and modifications to this paragraph are prohibited.
 - a. The site must be in the height opportunity area shown on Map 510-16.
 - b. The floor area of the building above the maximum height limit shown on Map 510-3 must be:

- (1) Earned through bonus FAR provisions;
- (2) Transferred by a Central City Master Plan; or
- (3) Transferred from an Historic Resource in conformance with 33.510.200.H, Transfer of floor area from Historic Resources in specified areas.

N/A

- c. The regulations of this subparagraph apply to sites northeast of SW Naito Parkway. Building heights may be increased to 175 feet in the height opportunity area if the following are met:
- (1) The floors of the building above 100 feet are limited to 12,500 square feet in area or less; and
 - (2) The length of any facade above 100 feet may not exceed 120 feet. However, a dimension of up to 150 feet may be requested as a modification through design review.
- d. The regulations of this subparagraph apply to sites southwest of SW Naito Parkway. For sites in the height opportunity area where the maximum height allowed for the site by Map 510-3 is 100 feet, applicants may choose to increase height using one of the options of this subparagraph.
- (1) Option One: The height may be increased to 175 feet if the length of any facade above 100 feet in height does not exceed 150 feet. However, a dimension of up to 180 feet may be requested as a modification through design review; or
 - (2) Option Two: There is no maximum height limit if the following are met:
 - The floors of the building above 100 feet are limited to 12,500 square feet in area or less; and
 - The length of any facade above 100 feet may not exceed 120 feet. However, a dimension of up to 150 feet may be requested as a modification through design review.

33.510.210 Floor Area and Height Bonus Options

- A. Purpose.** Floor area and height bonus options are offered as incentives to encourage facilities and amenities that implement the Central City Plan.
- B. General regulations.**
1. The bonus options are only allowed in situations where stated. Only new developments are eligible for the bonuses unless specifically stated otherwise. Exceptions to the requirements and the amount of bonus floor area or height earned are prohibited.
 2. Projects may use more than one bonus option unless specifically stated otherwise. Bonuses may be done in conjunction with allowed transfers of floor area.
 3. The maximum floor area increase that may be earned through the bonus options must be within the limits for overall floor area increases stated in 33.510.200.C.

Method for Measuring Façade Length

Since the term “façade length” and instructions on how to measure a façade’s length are not given directly in the 900s section of the code, the senior and supervising planners determined that the best definition, and the one that meets the purpose statement of Section 33.510.205.H.2, is derived from the instructions on how to measure façade area and the definitions given for “façade” and “street-facing façade”.

Facade. All the wall planes of a structure as seen from one side or view. For example, the front facade of a building would include all of the wall area that would be shown on the front elevation of the building plans. For information on how to measure facades, see Chapter 33.930, Measurements.

Street-facing Facade. All the wall planes of a structure as seen from one side or view that are at an angle of 45 degrees or less from a street lot line. See Figure 910-12.

33.930.070 Determining the Area of the Facade of a Building The area of a specific facade of a building is determined by adding the square footage of surface area of each section of wall visible from that perspective. For buildings with more than one wall along one facade (for example, rooms jutting out from the main building or a building where each floor is set back from the floor below), all of the walls are included in the total area. The total area does not include any roof area. See Figure 930-10.

The determination they made is that the length of a façade includes all walls in an elevation, including those that are angled at up to 45 degrees from the orthogonal elevation. Length is measured directly along all faces.

1. Building Height & Massing

2. Ground Floor Windows & Ground Level Activation

3. Elevations & Materials

4. Parking & Loading