



# **City of Portland**

## **Bureau of Development Services**

*Staff Presentation to the  
Portland Design Commission*

**3rd Design Advice Request**

**EA 15-125245 DA**

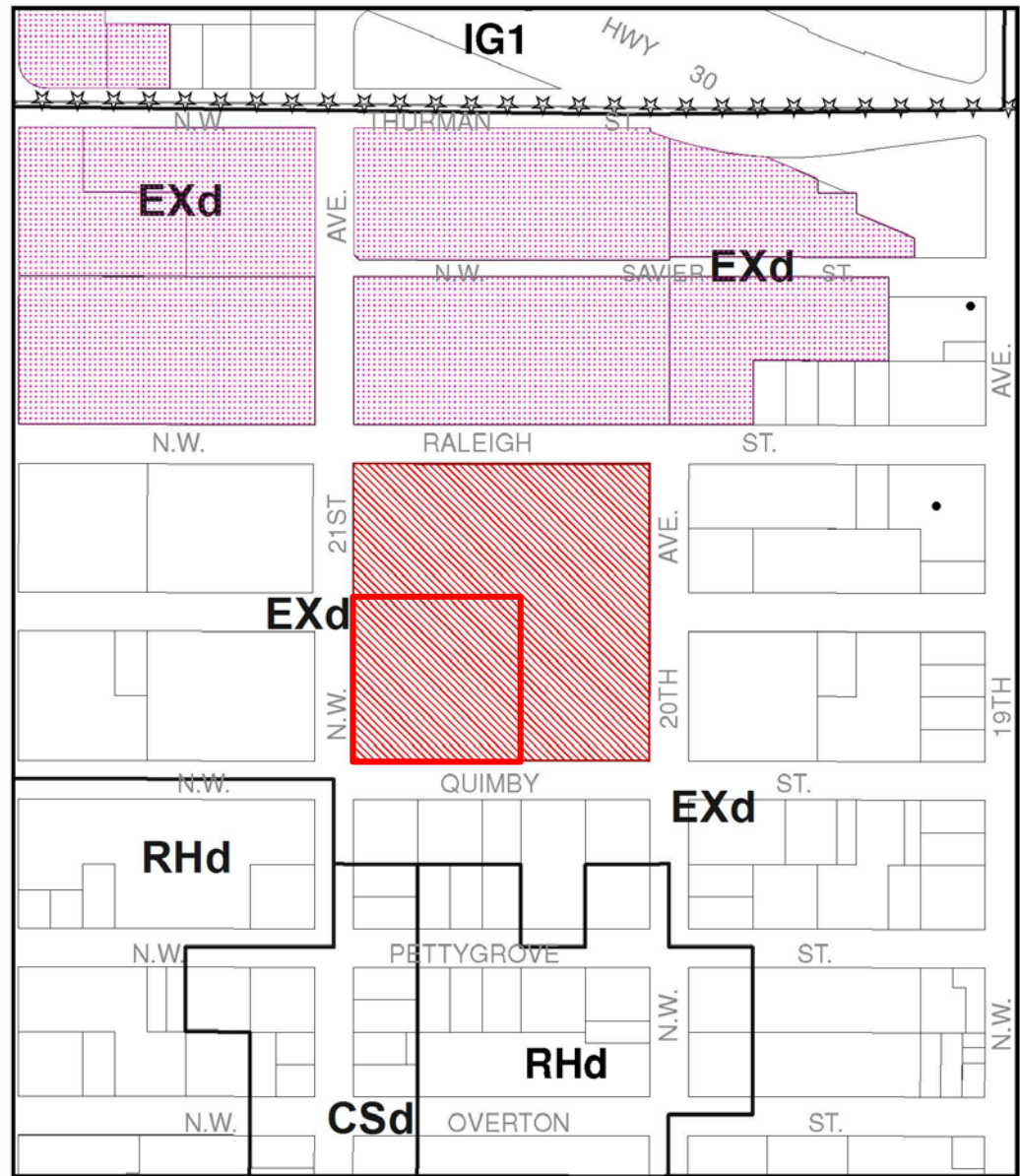
**1417 NW 20<sup>th</sup> Avenue**

**Block 290**

*August 20, 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

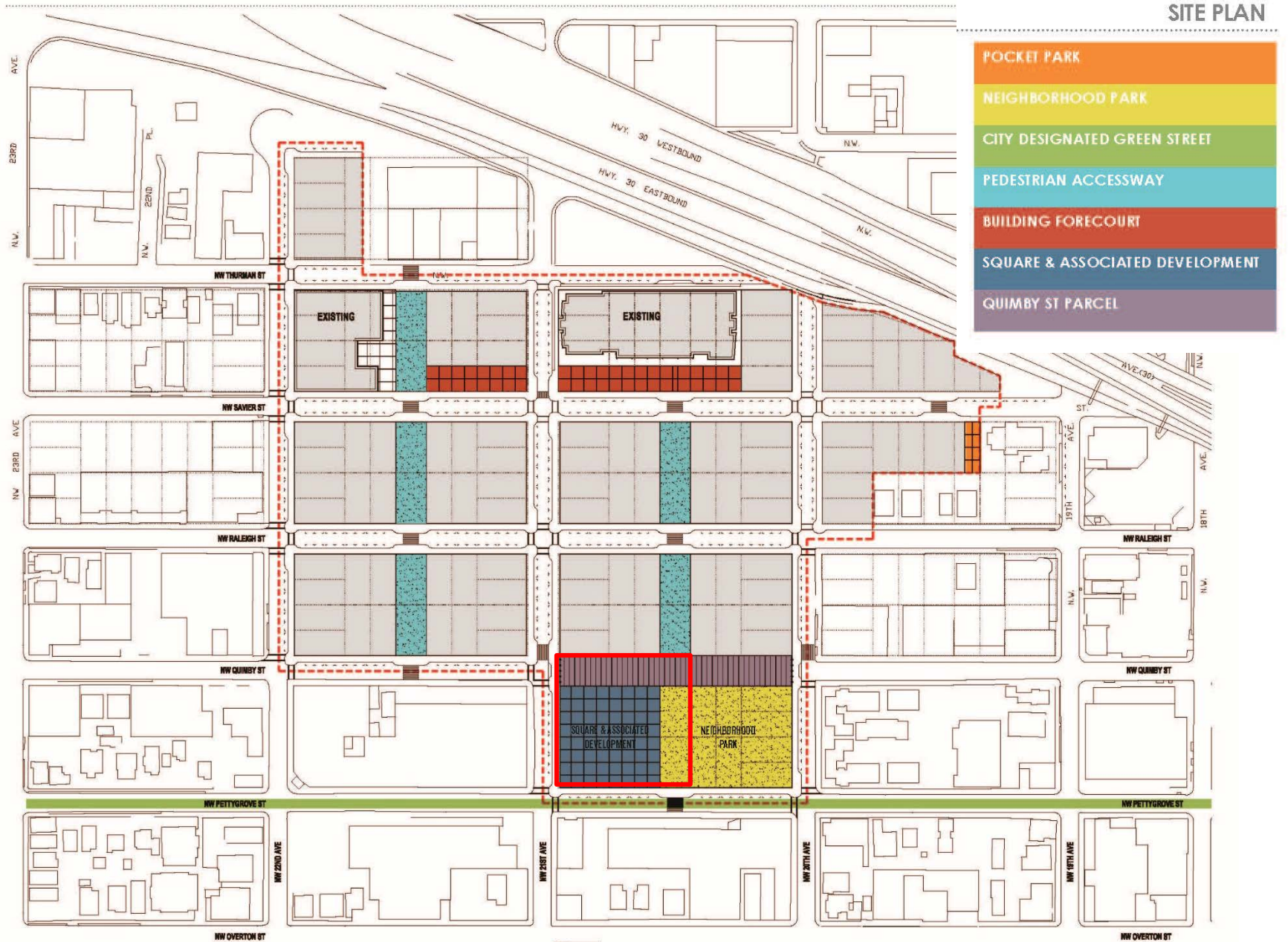
File No. EA 15-125245 DAR  
 1/4 Section 2927  
 Scale 1 inch = 200 feet  
 State Id 1N129BB08900  
 Exhibit B (Mar 02, 2015)



# Neighborhood Context

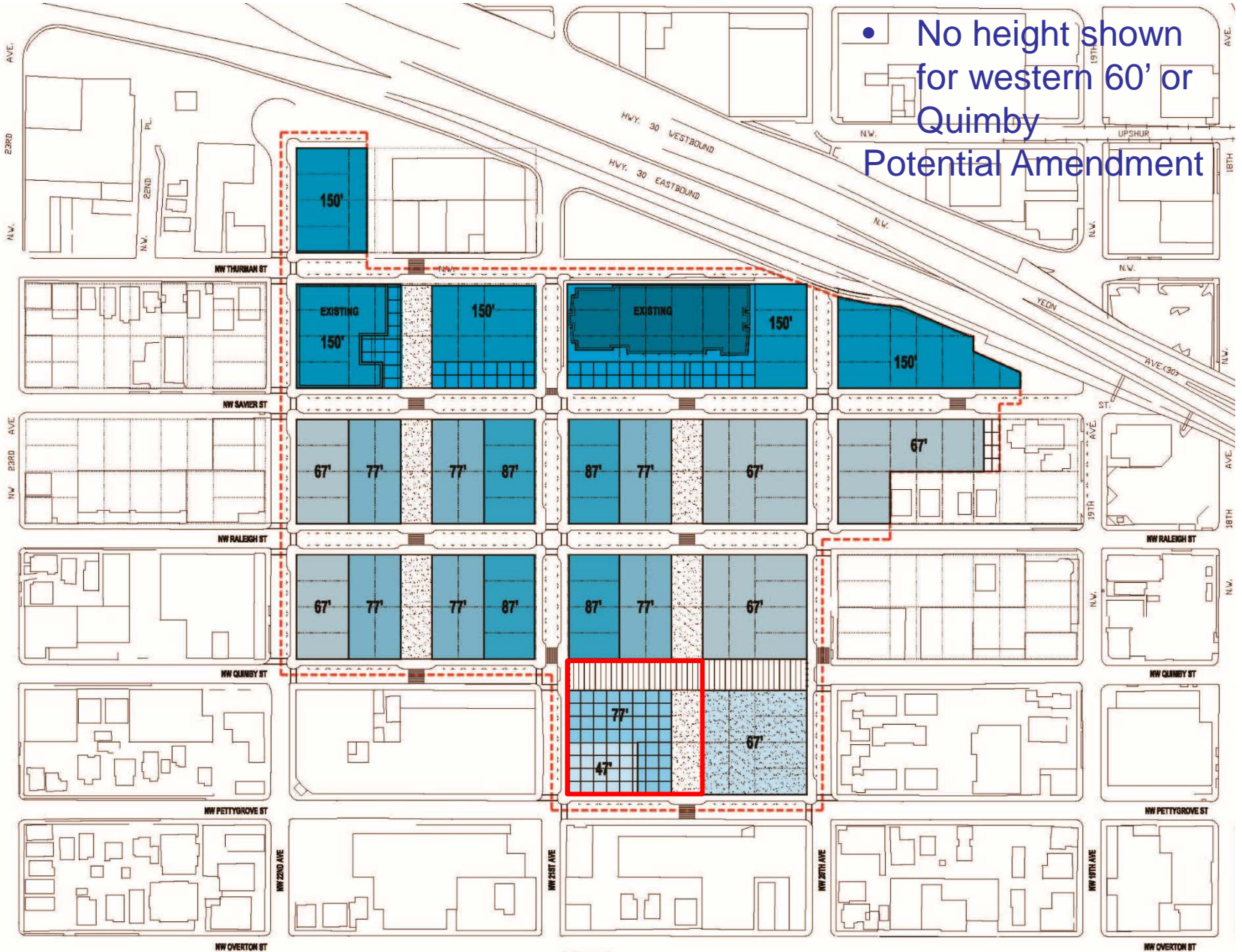


# Con-way Master Plan Area



# Con-way Height Allowances

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

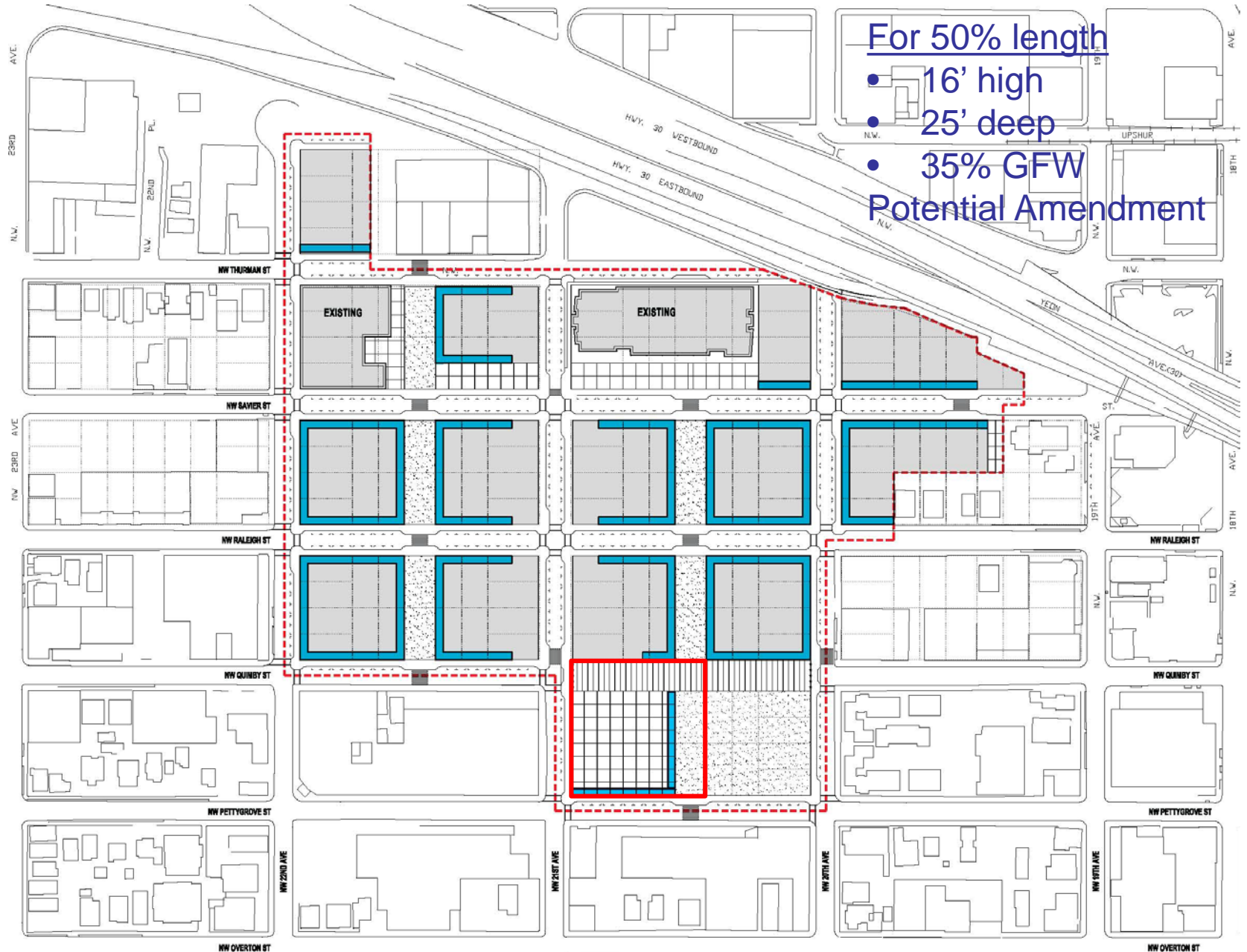


# Standards on Streets and Open Spaces

For 50% length

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

Potential Amendment







# 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

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

***Garage access is now shown on Quimby in response to neighbor comments.***

***Staff notes that Quimby cannot be closed down for festival use if it is also used to access the garage and strongly suggests that garage access be provided on Pettygrove (requires a Master Plan Amendment).***

## 3. Public Square

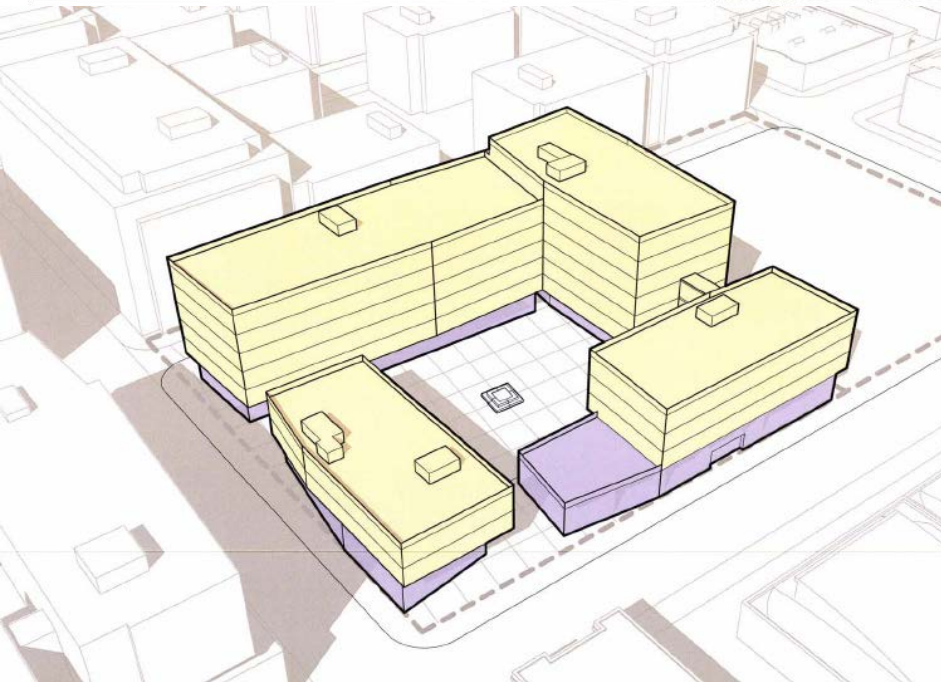
***Solar Studies provided show minimal difference between proposed heights and a 6-5-4-3 model***

***Is the square the right size? Are the surrounding buildings the right height? Is the square permeable enough from the right-of-way?***

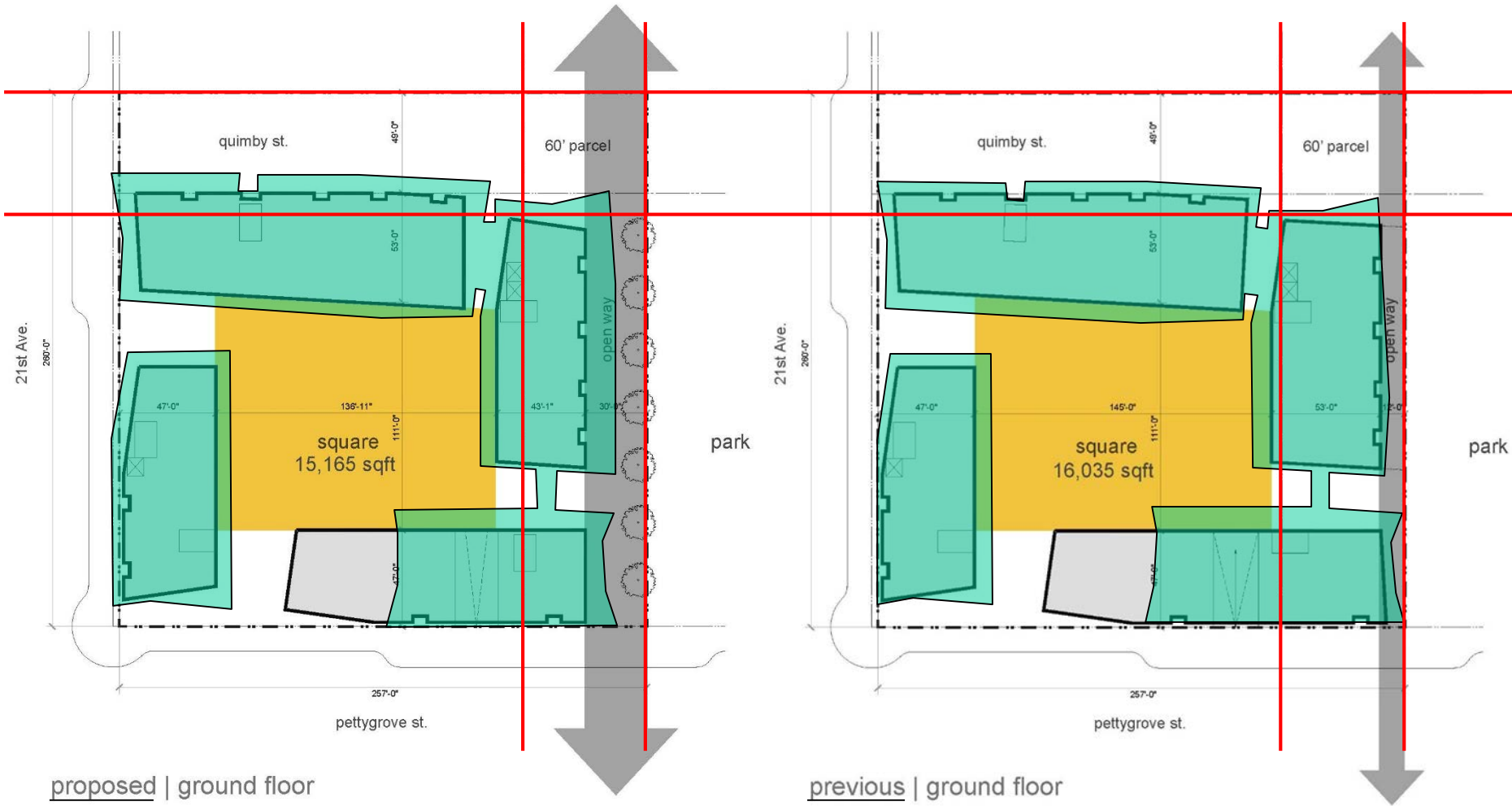
## 4. Master Plan Amendments and Modifications

- ***A – Maximum Height – To establish height limits within westernmost 60' of Neighborhood Park***
- ***A – Open Space Plan – To Remove designated open space (Quimby and Neighborhood Park)\***
- ***M – Reduce required Retail Clearance and Depth***
- ***M – To not provide top floor setbacks***
- ***M – Reduce size of Square and height of ground level connection between the square and the park***

# Applicant's Previously Preferred Option



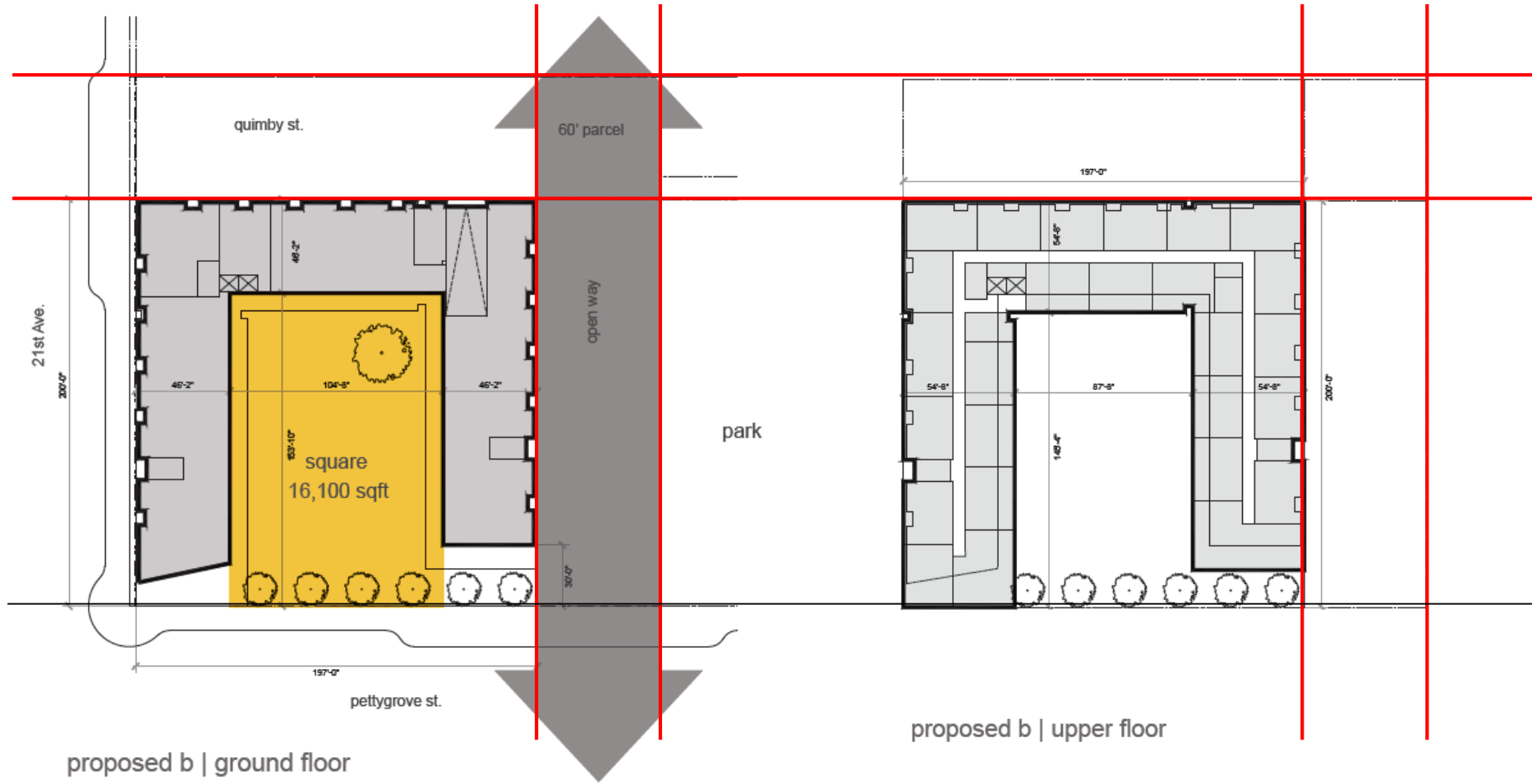
# Proposed & Previously Proposed Footprints



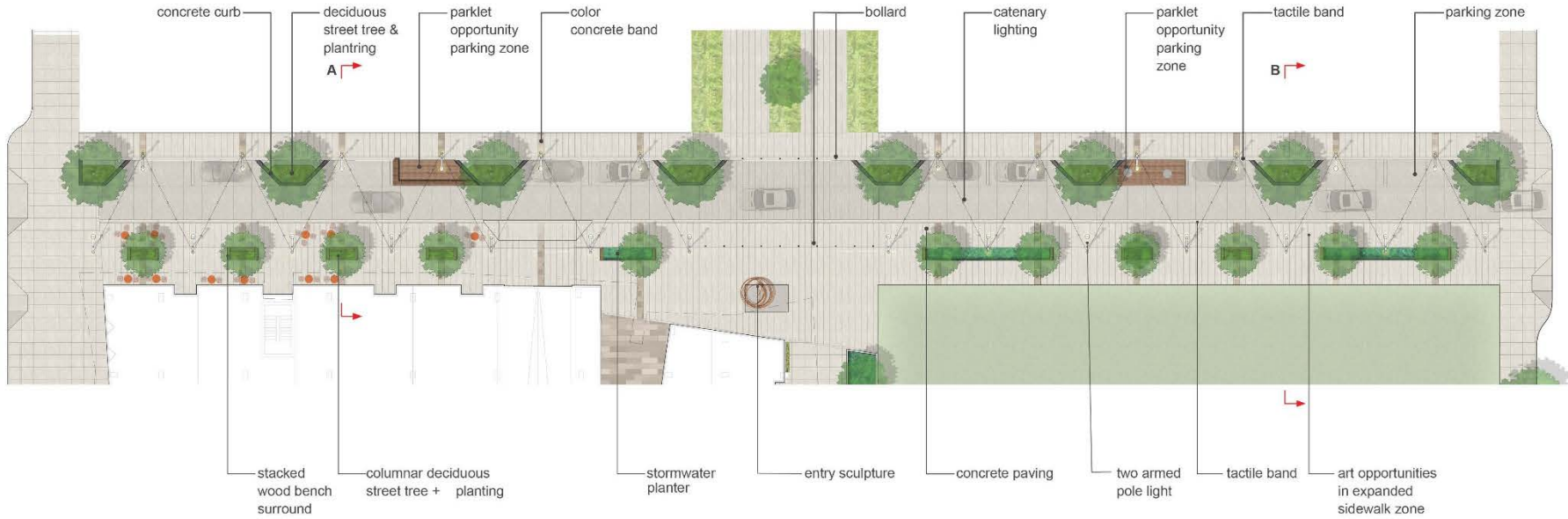
proposed | ground floor

previous | ground floor

# Alternative Footprint – Option B



# Quimby



## typical weekday - study



## festival day - study

# Top Floor Setbacks



typical weekday - study



festival day - study



typical weekday - study



festival day - study

# Neighborhood Comments

*7 letters received prior to this hearing.*

## **1. NWDA:**

- ***Support an enclosed square***
- ***Accept expansion of the project site***
- ***Square needs to be a min. 16,000 at ground & 13,000 above***
- ***Unresolved – Master Plan update before DR, Building Heights, density, Access on Pettygrove is not supported (needs to be on Raleigh), and Architecture***
- ***Suggested Revisions to the Design***

## **2. Other neighbors**

- ***3 people – Do not support development in designated open areas, do not support Master Plan Amendments or Modifications to the Standards***
- ***Online survey – 75 respondents***
  - ***Majority disagree with development in the open areas, reduction of square size, and allowing access from Pettygrove***



# Open Space Encroachments

## Master Plan Designated Open Space

- *Neighborhood Park – 260' x 200'*
- *Quimby Festival Street – 460' x 60'*
- *Square – 16,000sf*

## Proposed Preferred Option

- *Neighborhood Park – 200' x 211'*
- *North-South Connection – 30' @ ground, 18' at upper levels  
(private development with access easement assumed)*
- *Quimby – 49' @ ground, 45' @ upper levels*
- *Square – 15,165sf @ ground, ~11,000sf @ upper levels*

# Moving Forward

*Specific design advice requested for:*

## **1. Project Massing:**

- ***Footprint (encroachments into Neighborhood Park and Quimby)***
  - *Removal of Open Space – requires Master Plan Amendment*
- ***Size of Square (at ground and at upper levels)***
  - *Reduction requires Modification*
- ***Building Heights***
  - *Modifications may be required if top floors are not set back*

## **2. Garage Access**

- ***Quimby vs. Pettygrove***
  - *Pettygrove requires Master Plan Amendment*
- ***General Quimby Festival Street Concept***

## **3. Option B**

- ***Suggestions for Improvements***

**end of staff presentation**