



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

1900 SW 4th Avenue, Suite 5000
Portland, Oregon 97201
503-823-7300
Fax 503-823-5630
TTY 503-823-6868
www.portlandonline.com/bds

MEMORANDUM

Date: December 31, 2015
To: Portland Design Commission
From: Staci Monroe, City Planner – Design/Historic Review Team
503-823-0624, staci.monroe@portlandoregon.gov
Re: January 7, 2016 Agenda Item - Design Advice Request
EA 15-247852 DA – NW 14th & Glisan

Please find exhibits attached for the Design Advice Request (DAR) for a potential development in the River sub district of Central City. For this proposal, the design review criteria are the *Central City Fundamental Design Guidelines and River District Design Guidelines* (copies attached).

PROPOSAL - The site includes two properties, a half block on the south side of Glisan bounded by 14th and 15th, and a surface parking lot on the north side of Glisan at 15th. The new building is proposed on the half block and landscape improvements are proposed on the surface parking lot.

- 174.5' tall building - 45' above 100' base height via residential bonus FAR earned & additional 29.5' requested through Housing Height Bonus discretionary review.
- 8.99 FAR proposed – 2.99:1 above 6:1 base FAR earned for floor area committed to housing.
- 244 residential units and approximately 4,285 SF of retail.
- Parking for 201 vehicles in 3 basement levels accessed off NW 15th adjacent to large loading bay.
- Outdoor amenities - terraces at the 2nd level, penthouse and rooftop and individual balconies.
- Building exterior finishes - pre-cast concrete panel, brick veneer, aluminum storefront and unitized window wall system, metal panel and steel siding metal panel at roof screen.
- Projecting bays that appear to meet Oriol Window standards.
- Modification to reduce length of ground floor windows along NW 15th from 50% to 32%.

DAR DISCUSSION ITEMS - Staff has identified the following potential areas of discussion for the January 7th DAR:

1. **Bonus height** – Upper 29.5' requested through discretionary review resulting in one of the tallest buildings (174.5') along this western boundary of Central City. Upper mass shifted to the west end towards the pedestrian gateway corner at NW 15th and Glisan and away from lower-scaled NW 13th Avenue historic district.
2. **Overall massing and composition** – In general and in relation to the shorter and older warehouse and traditional buildings in the surrounding area and adjacent historic district.
3. **Exterior materials** – Masonry proposed (pre-cast concrete panels and brick) both used in neighboring historic and Pearl districts. Other materials appear to be high-quality finishes.
4. **Ground level** – Modification to reduce ground floor windows from 50% to 32% and electrical transformer in the building south of garage entry on NW 15th.
5. **Parking lot improvements** – Surface parking will likely remain for some time since all of the FAR is to be transferred across Glisan for the new building. This location also acts a gateway into the Central City.

Please contact me at 503.823.0624 with any questions or concerns.

Attachments: Plans dated 1/7/16 and Applicable Design Guidelines