

CITY OF PORTLAND, OREGON



Staff Presentation to the  
**Portland Design Commission**

**Design Advice Request**  
**EA 15-248752 DAR**  
**NW 14th & Glisan**

January 7, 2016



## The SITE

### Site Area

Both lots 23,539 SF

### Existing Condition

Single-story building  
Surface parking

### Street Frontages

NW 14<sup>th</sup>

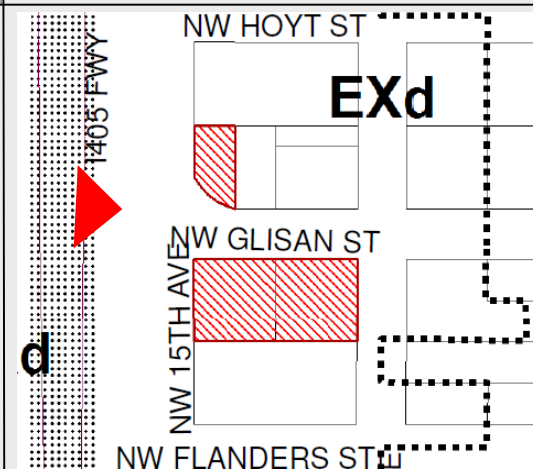
NW Glisan  
NW 15<sup>th</sup>

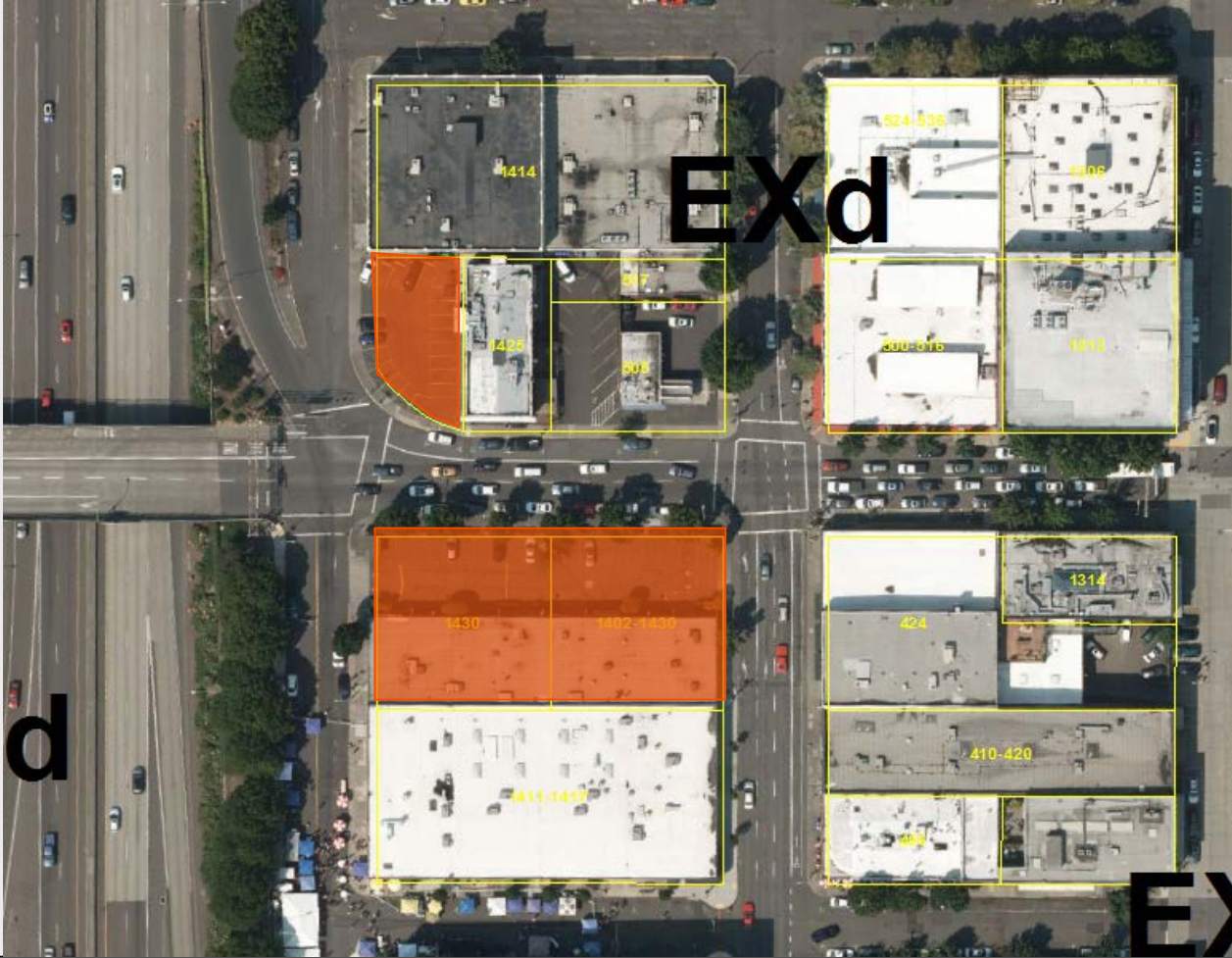
## Plan Districts / **Approval Criteria**

*Central City Plan District*

*River Sub-district*

*Central City Fundamental / River District Design Guidelines*





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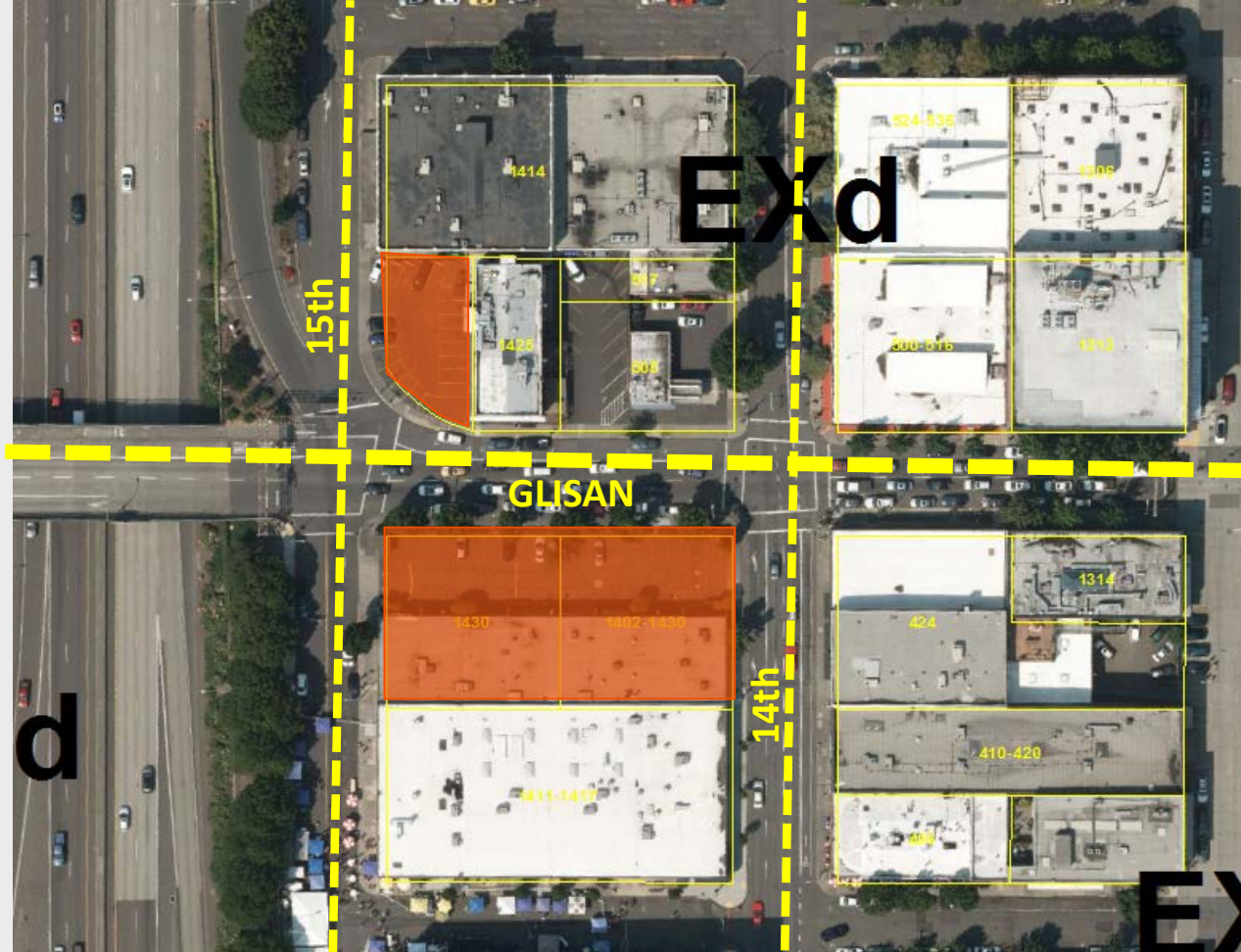
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NW 15<sup>th</sup>

## Street Designation

NW Glisan – *Transit Access Street, City Walkway, Local Service Bikeway*

NW 14<sup>th</sup> – *Local Service Street & Walkway, City Bikeway*

NW 15<sup>th</sup> – *Local Service Street & Walkway, Local Service Bikeway*

## Transit

**Street Car** – 3 blocks east on NW 11<sup>th</sup>

**Bus** – Frequent Service on NW Glisan & in immediate area

**Pedestrian District** – Northwest Triangle



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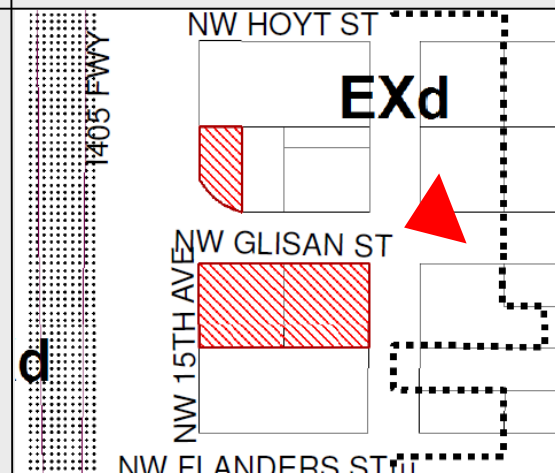
NW 14<sup>th</sup>

NW Glisan

NW 15<sup>th</sup>

## CONTEXT

Looking SW at lot south of Glisan







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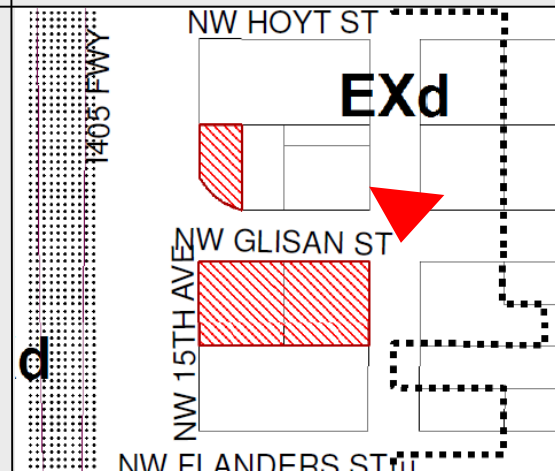
NW 14<sup>th</sup>

NW Glisan

NW 15<sup>th</sup>

## CONTEXT

Looking South down 14<sup>th</sup>





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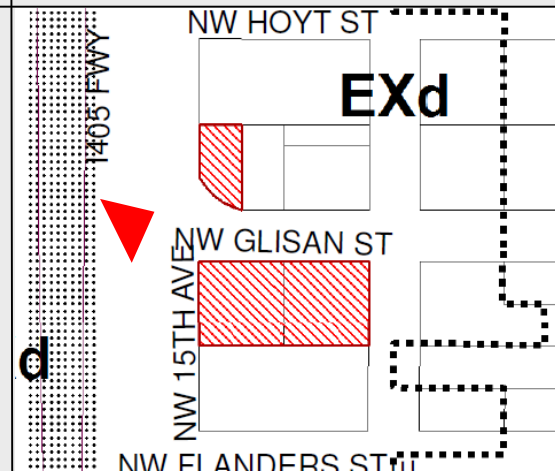
NW 14<sup>th</sup>

NW Glisan

NW 15<sup>th</sup>

## CONTEXT

Looking NE at lot north of Glisan







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### Site Area

Both lots 23,539 SF

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Surface parking

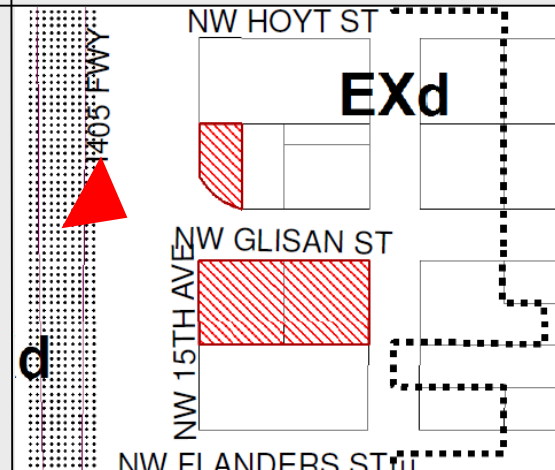
### Street Frontages

NW 14<sup>th</sup>

NW Glisan  
NW 15<sup>th</sup>

## CONTEXT

Looking SE at ½ block lot south side of Glisan







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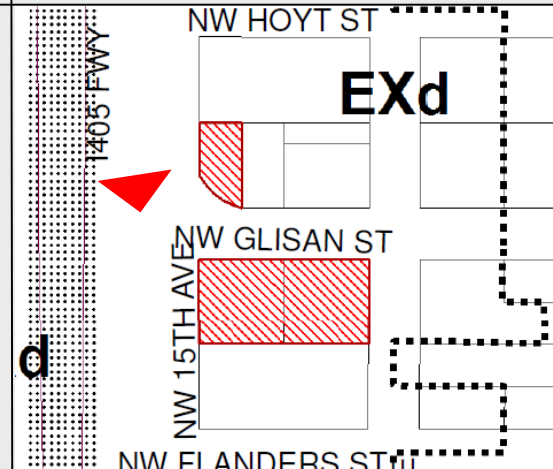
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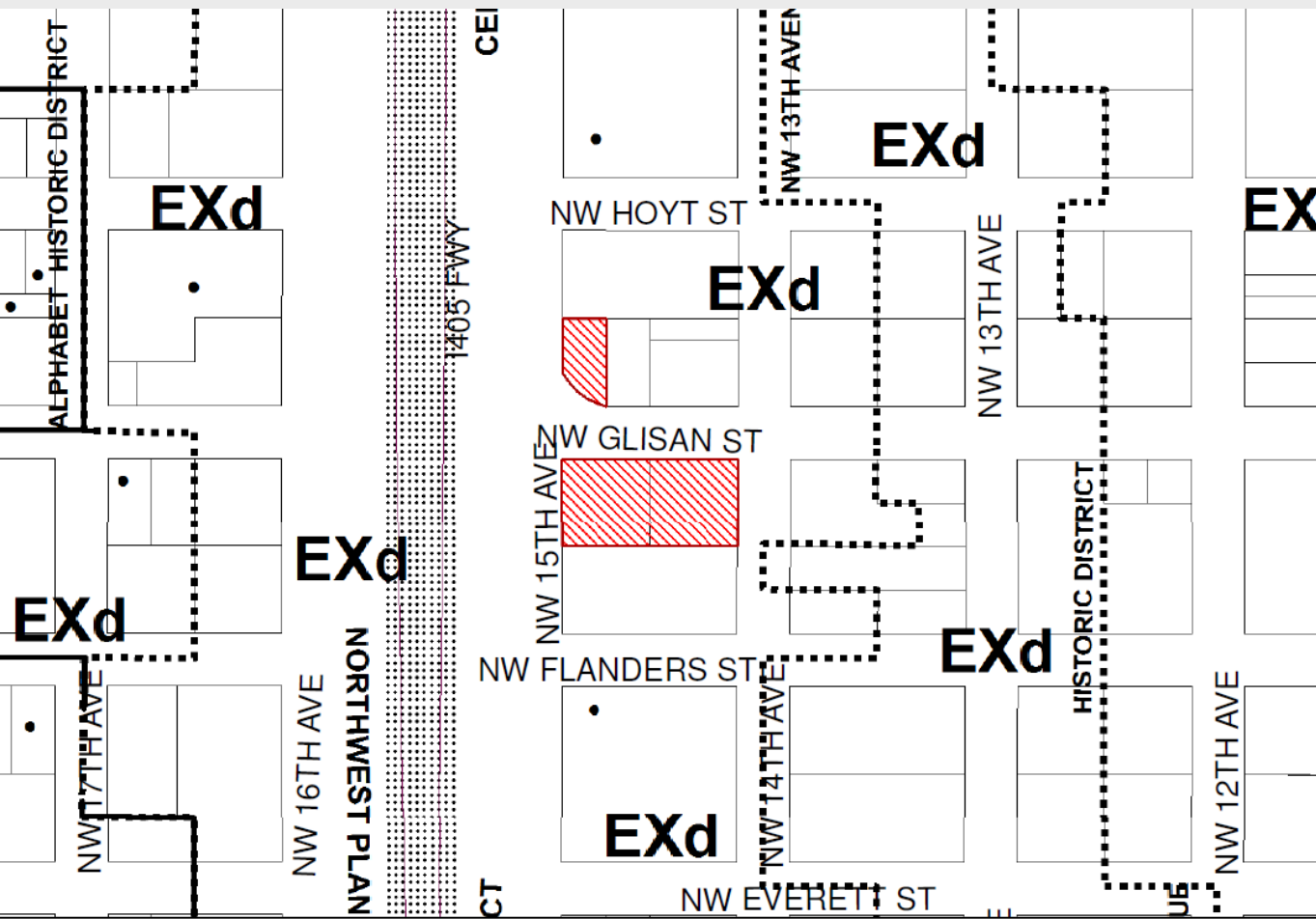
NW 14<sup>th</sup>

NW Glisan  
NW 15<sup>th</sup>

## CONTEXT

Looking south down 15<sup>th</sup>





# The CONTEXT – Policy

ZONING

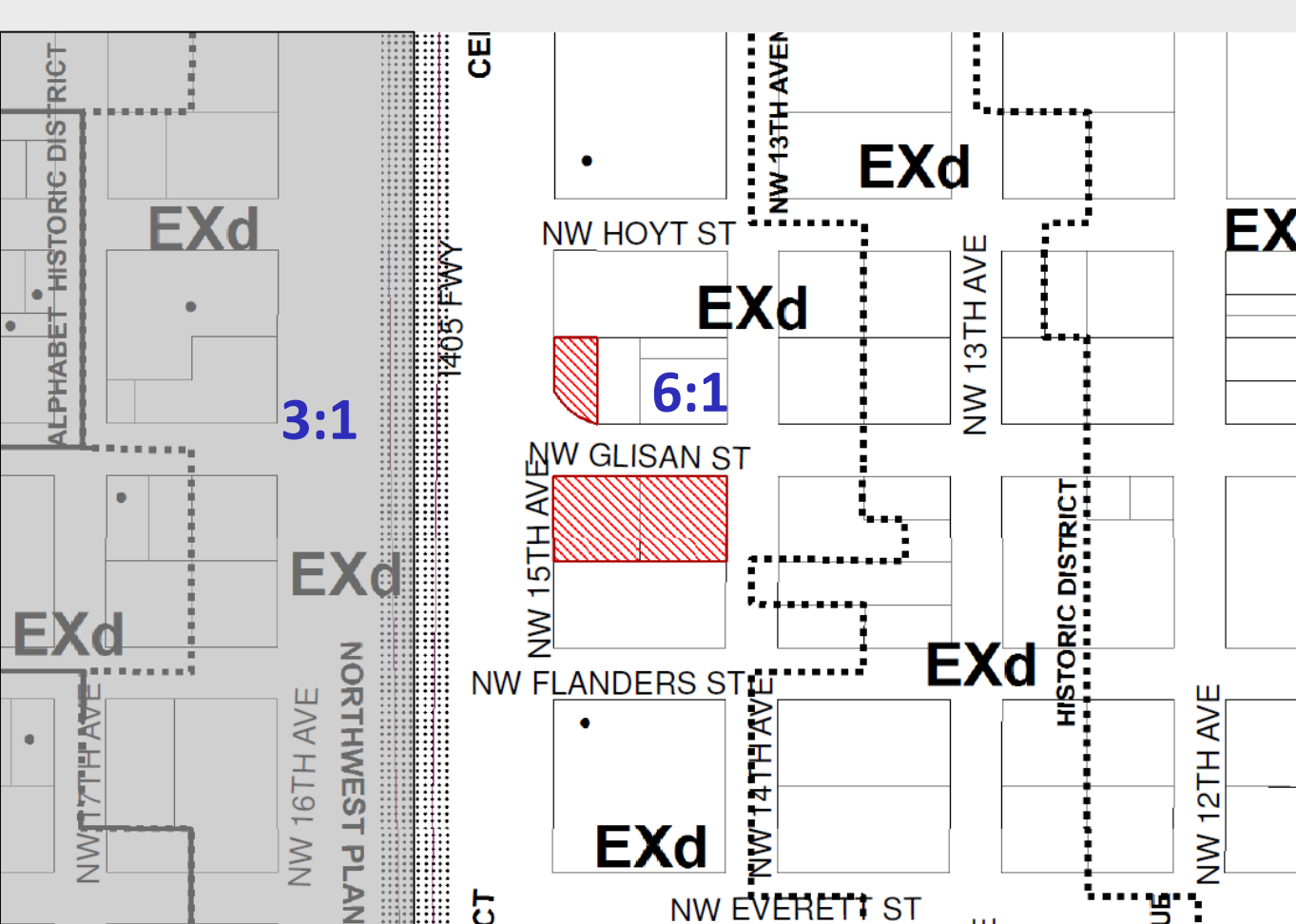
FLOOR AREA RATIO

HEIGHT

**EXd, Central Employment**  
w/ Design Overlay







## The CONTEXT – Policy

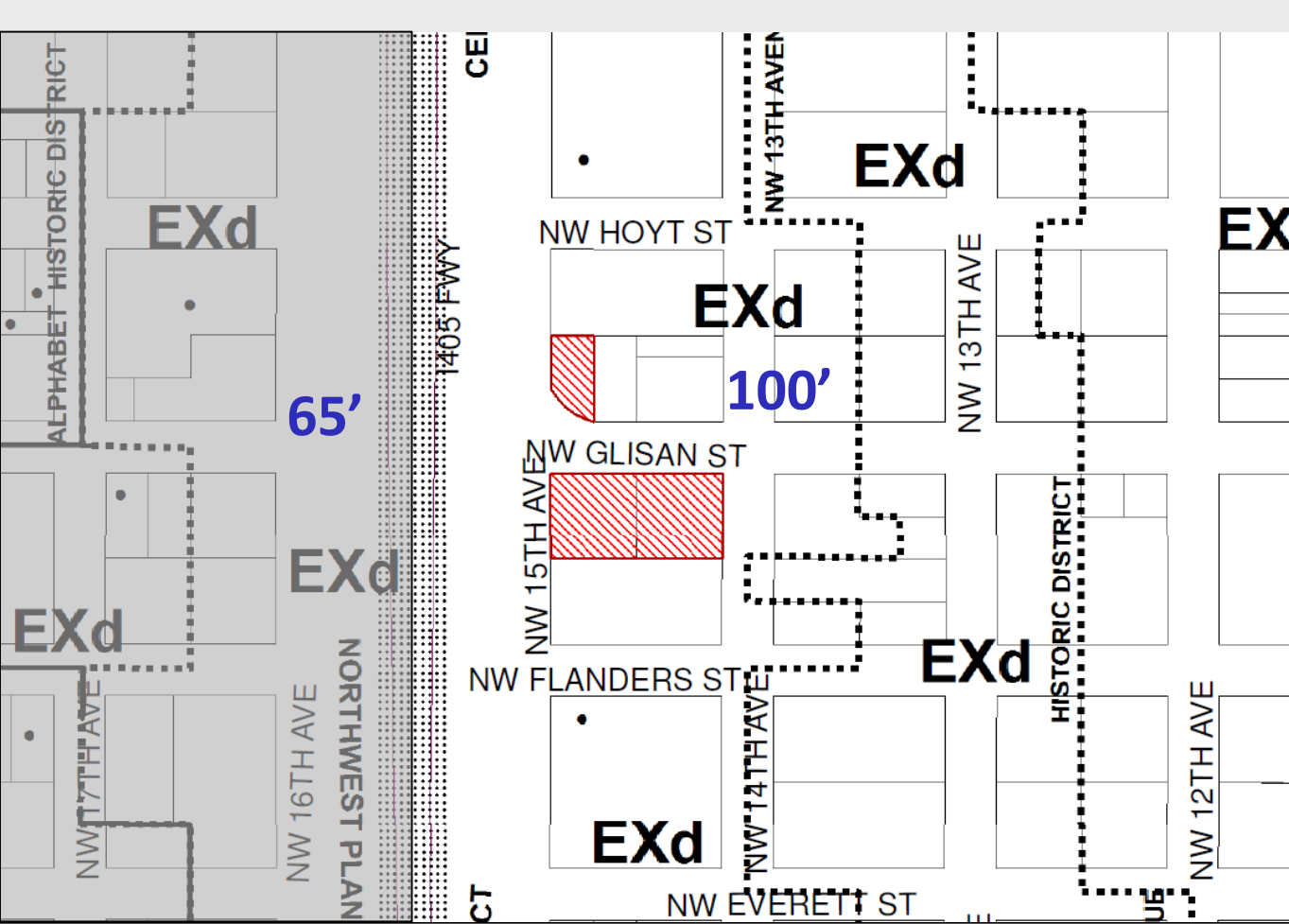
ZONING

FLOOR AREA RATIO

HEIGHT

Base FAR	6:1
Max Bonus	3:1
Max FAR	9:1





## The CONTEXT – Policy

ZONING

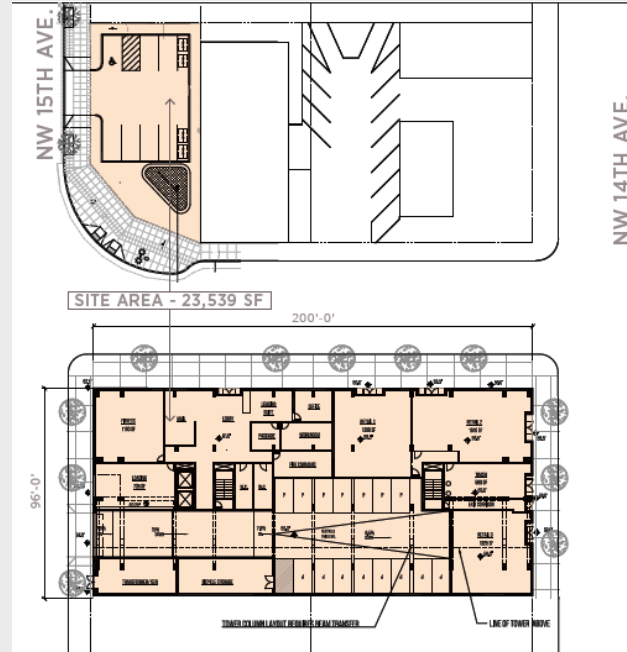
FLOOR AREA RATIO

HEIGHT

Base Height	100'
Max Bonus	45' +
Max Height	145'
Potential	175' – discretionary review







## The **PROJECT OVERVIEW**

### **15-story building**

- 244 residential units
- 42,014 SF retail
- 201 parking spaces
- 1 large loading space

### **Height**

174.5' tall

### **FAR**

8.99:1 proposed

### **Surface Parking Lot**

- reconfigure
- add landscaping & fence

**Bonus Height** - discretionary review for upper 29.5'

**Modification** – ground floor windows on 15th (50% of length to 32%)

**Oriel Windows on Glisan** – no exceptions identified



## Discussion Items (per Memo)

## Bonus Height

Upper 29.5' thru discretionary review

One of tallest buildings (174.5') along this western boundary of Central City.

Upper mass shifted west towards the pedestrian gateway corner at NW 15th & Glisan away from lower-scaled NW 13th Avenue historic district.

Approval criteria (a-f) – result in a project that better meets the applicable design guidelines & increased height is consistent with the height purpose







## Discussion Items

(per Memo)

## Overall Massing and Composition

In general & in relation to the shorter and older warehouse and traditional buildings in the surrounding area and adjacent historic district.





**Discussion Items**  
(per Memo)

**Exterior Materials**

Primary - masonry (pre-cast concrete panels & brick) – used in neighboring historic and Pearl districts.

Aluminum window wall system & storefront, steel siding, glass railing

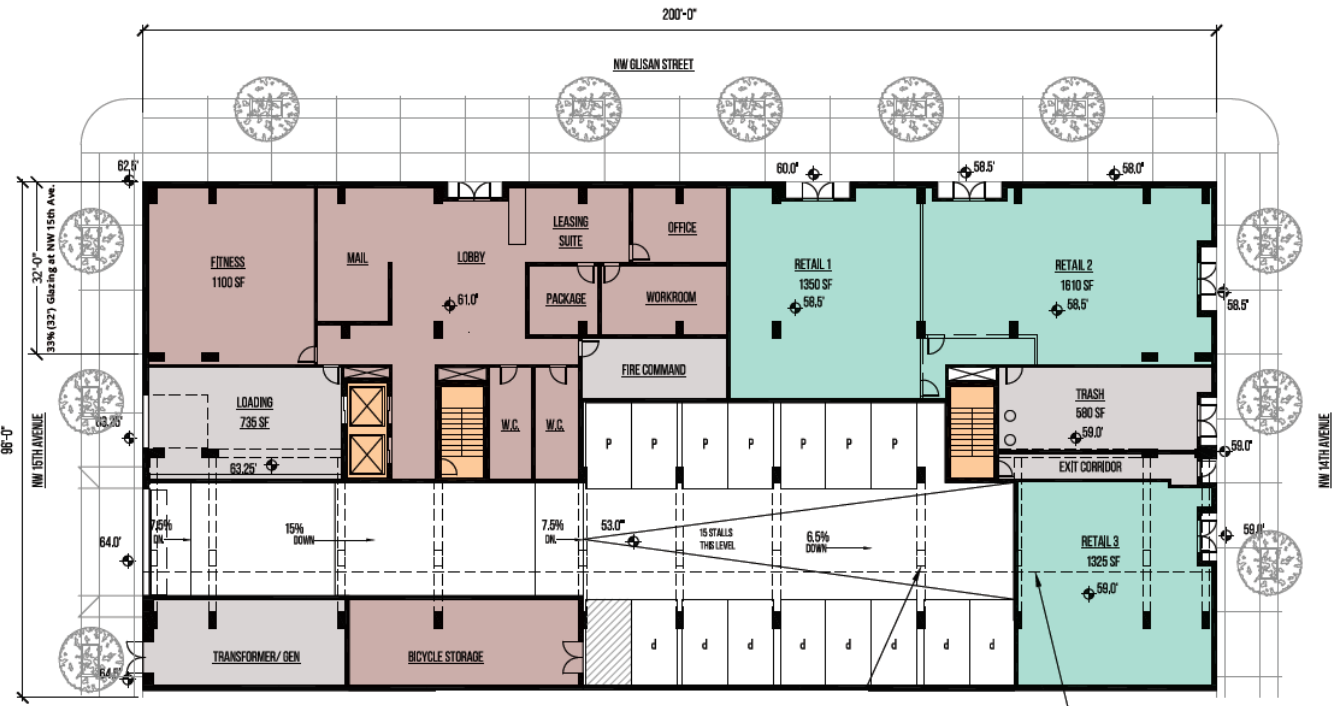
All materials appear to be durable and of high quality





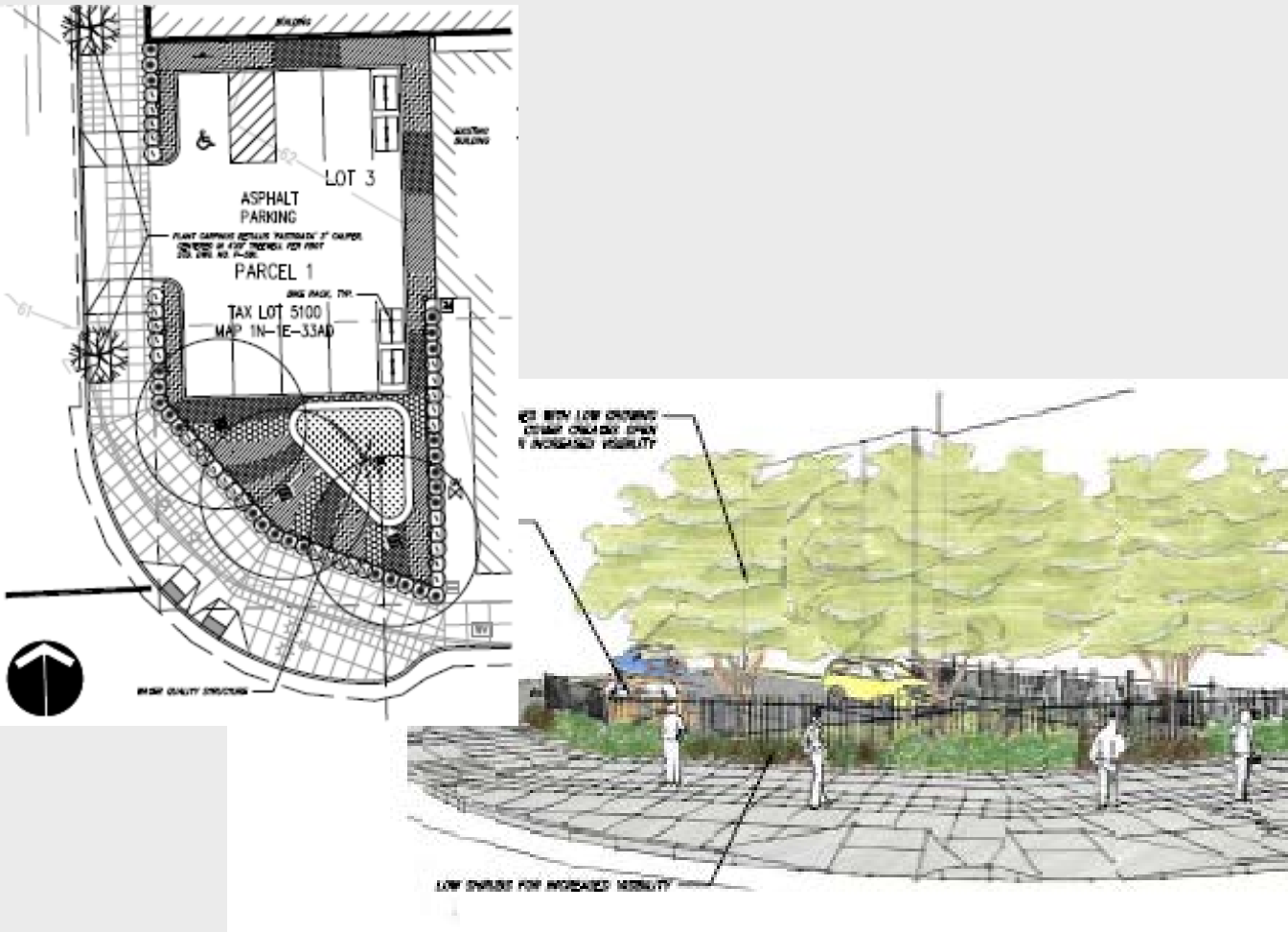
# Discussion Items (per Memo)

## Ground Level



- Along 15th, reduce ground floor windows (50% to 32%)
- Electrical transformer in building south of garage entry
- Trash room along 14th – incorporated along 15th?





## Discussion Items

(per Memo)

## Parking Lot Improvements

Improvements required as part of previous project.

Surface parking likely remain in perpetuity (30' no-build easement at north end & all FAR transferred off lot)

Location also acts a gateway into Central City.

Understand expectations of improvements



- 1 - Bonus height**
- 2 - Overall massing and composition**
- 3 - Exterior materials**
- 4 - Ground level**
- 5 - Parking lot improvements**

**Questions**





**Increased heights will result in a project that better meets the applicable design guidelines**

**Increase height is consistent with height purpose statement:**

**Protect views**

**Create a step-down of bldg. heights to river**

**Limit shadows on public spaces**

**Ensuring bldg. height compatibility & step downs to historical districts**

**Limiting shadows from new development**

