

Staff Presentation to the
Portland Design Commission

LU15-265477 DA
1732 NE 2nd Avenue, Mixed-Use

January 28, 2016



CITY OF PORTLAND, OREGON

Albina Community Plan District

Lloyd District Subdistrict/ Central City Plan District

The **CONTEXT** – Policy

Transitional Location

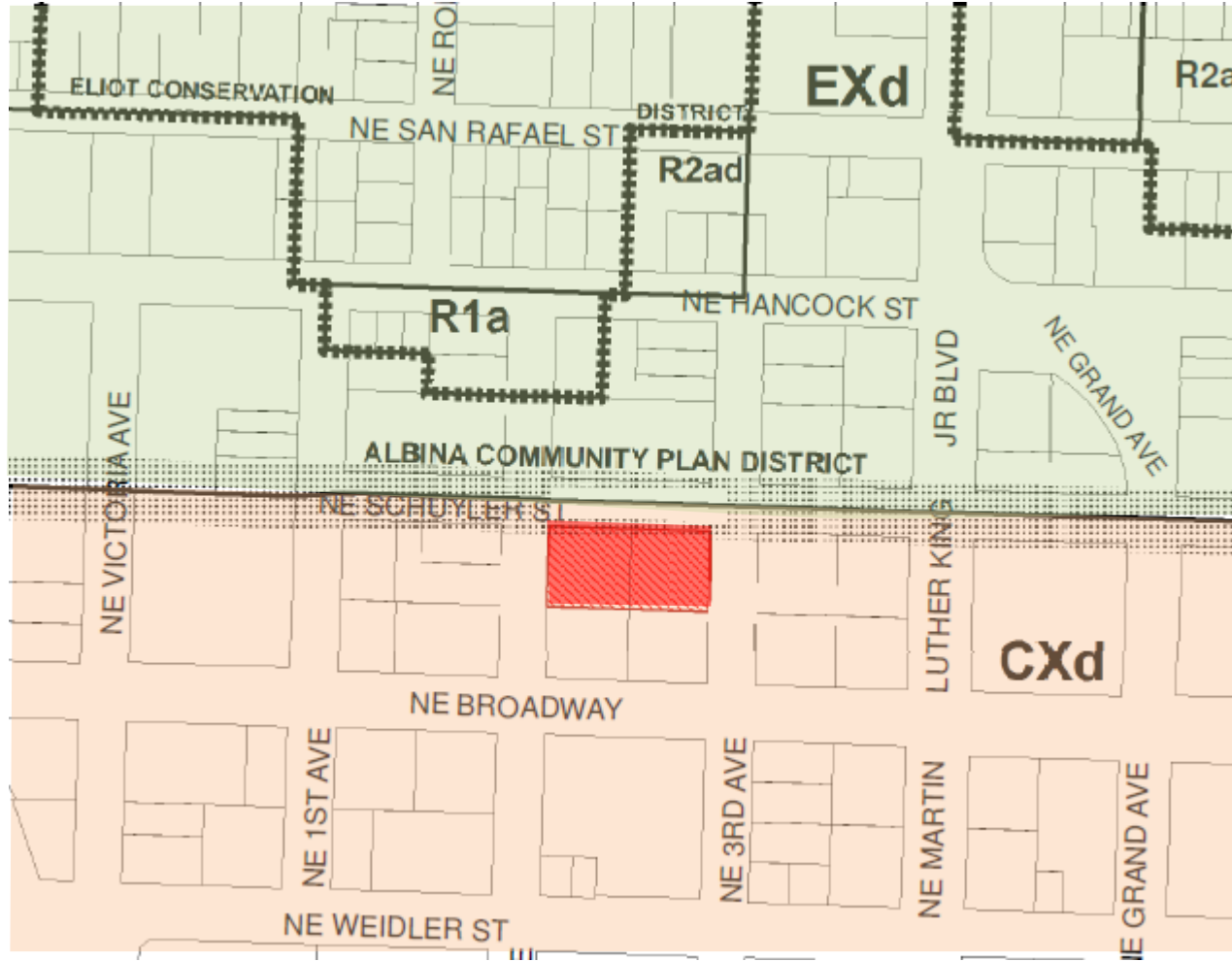
- North edge of Lloyd District Subdistrict of the Central City Plan District
- Just below Albina Community Plan District

Approval Criteria

- Central City Fundamental Design Guidelines
- Lloyd District Special Design Guidelines



The CONTEXT – Policy



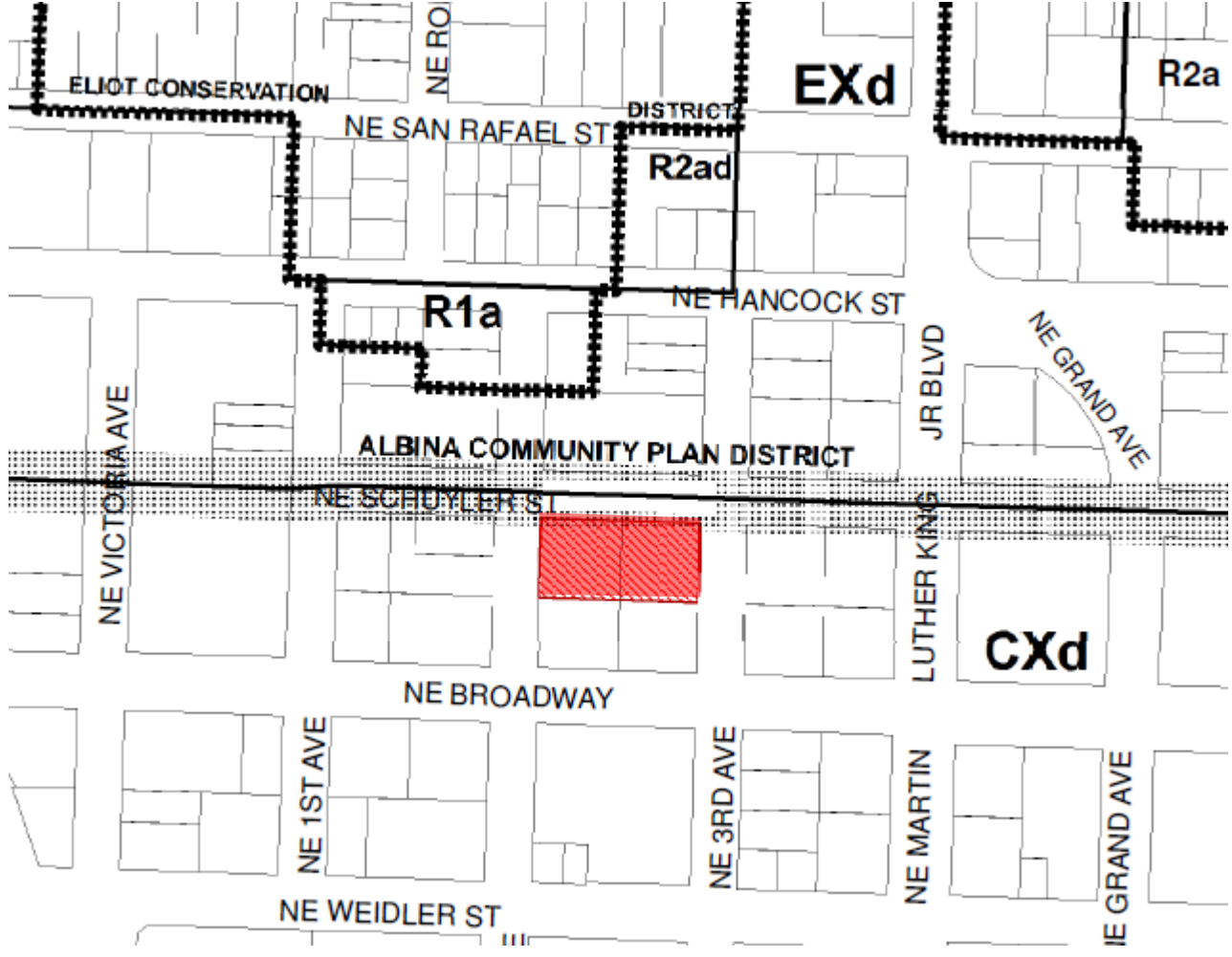
Transitional Location

- North edge of the Central City Plan District & Lloyd District Subdistrict
- Just below Albina Community Plan District

Approval Criteria

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The CONTEXT – Policy

Zoning

CXd, Central Commercial with Design Overlay

Floor Area Ratio

Base: 4:1 w/ 3:1 res. bonus (7:1 max)

Proposal: 6.78:1

Height

Base: 100'

Proposal: 99'-10"

Location Site is at the north edge of:

- Central City Plan District
- Lloyd District Subdistrict

Approval Criteria

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- Lloyd District Special Design Guidelines



The SITE

Site Location

NE Schuyler between
NE 2nd Ave & NE 3rd Ave

Site Area

20,000 square feet,
1/2 block

Site Disposition

Relatively flat

Existing Conditions

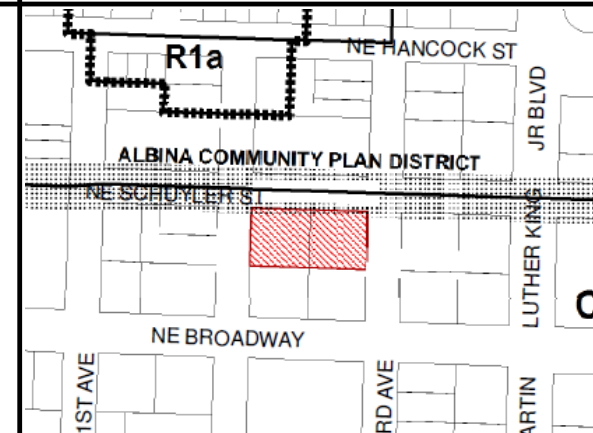
2 existing ¼ block, 1-story
structures
(built in 1925 & 1965)



Streets

Site:	NE Schuyler, NE 2 nd & NE 3rd:	<i>Local service streets</i>
Transit:	NE Broadway & NE Weidler:	<i>Major transit priority, streetcar</i>
	NE MLK & NE Grand Ave:	<i>Major transit priority</i>

Located in the Lloyd Pedestrian District and Lloyd special street design district.



The SITE

Site Location

NE Schuyler between
NE 2nd Ave & NE 3rd Ave

Site Area

20,000 square feet,
1/2 block

Site Disposition

Sloped up to the SW
(approx. 4')

Existing Condition

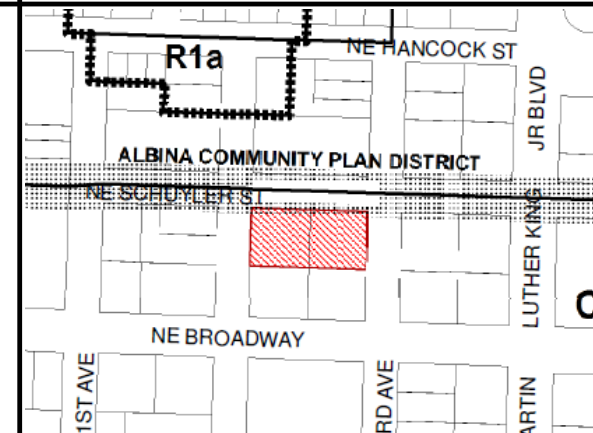
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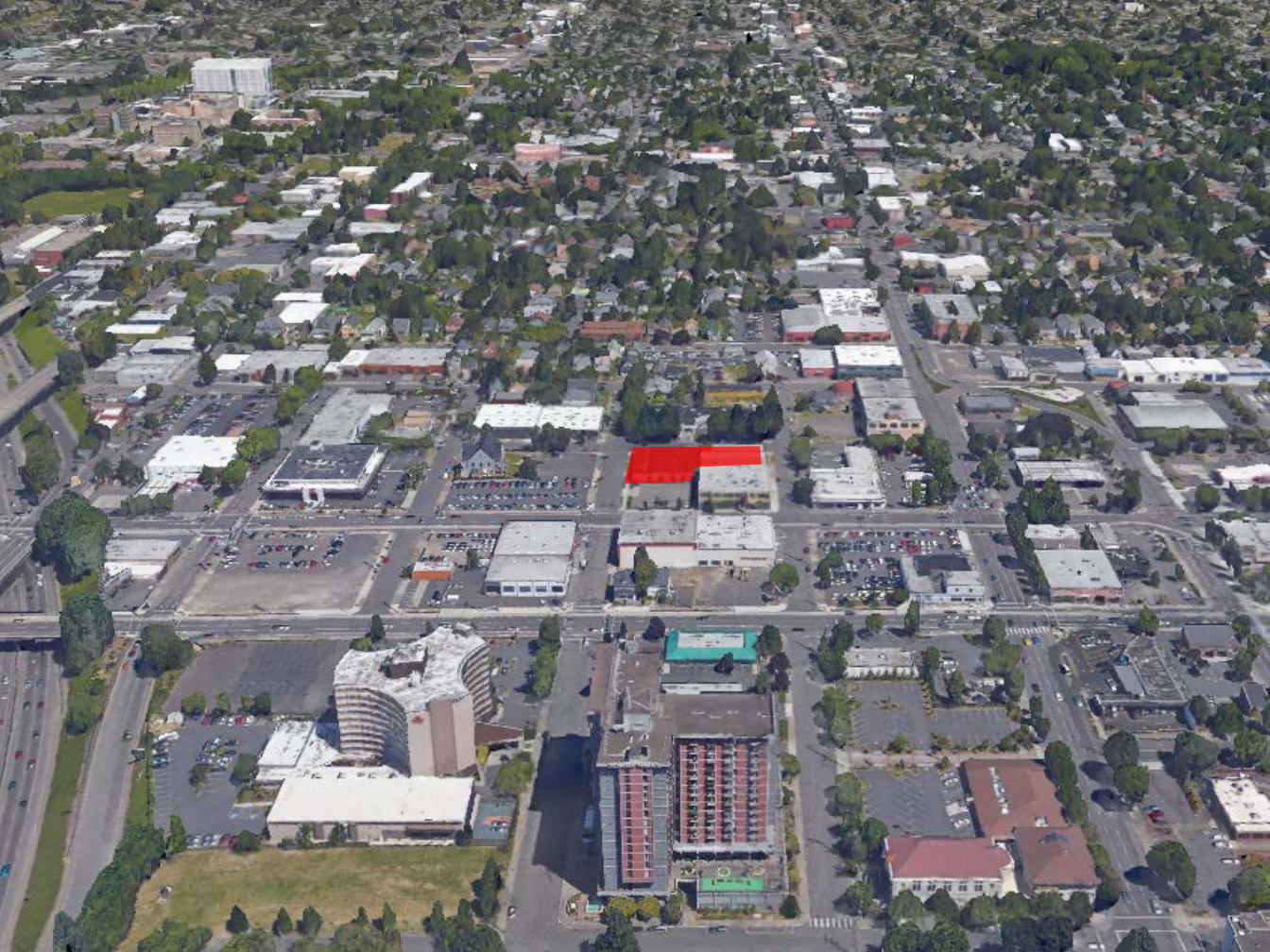


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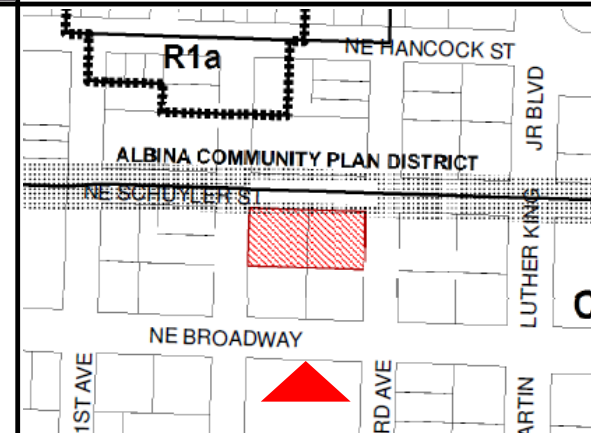


The **CONTEXT** - Physical

View north

Lloyd district & commercial to the south

Albina Community Plan District & residential to the north

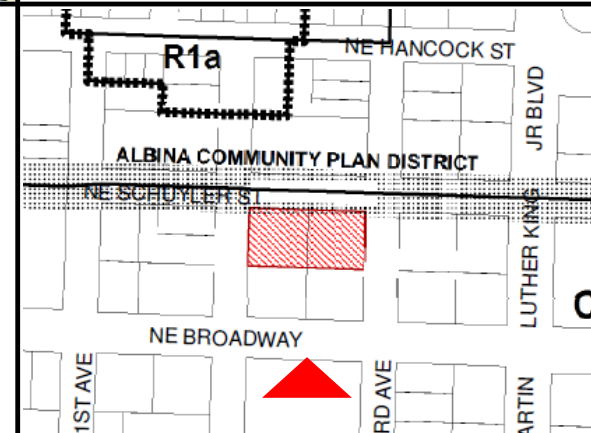


The CONTEXT - Physical

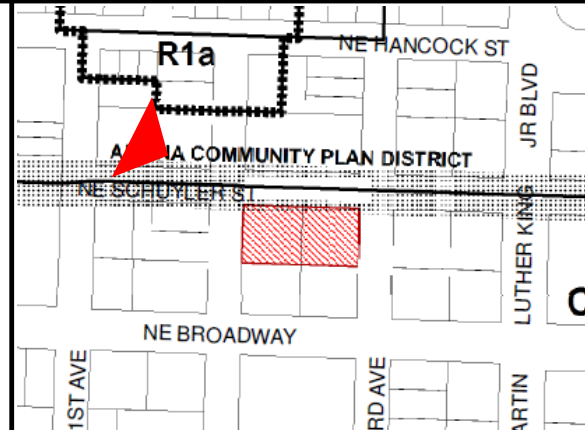


Immediate context view north

A&M Broadway (1924) & surface parking on block,
Baptist church to west
1-2 story structures and surface parking



The **CONTEXT** - Physical

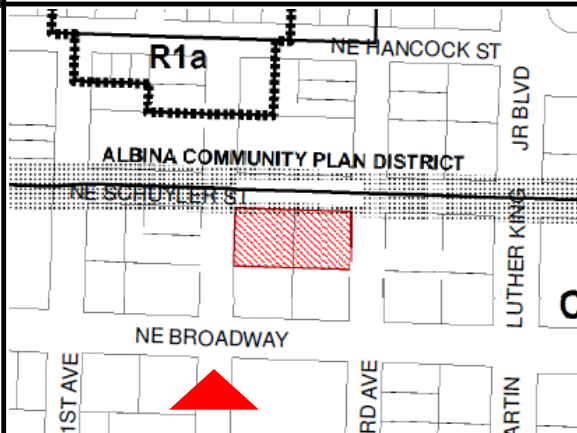


View of existing structures



The **CONTEXT** - Physical

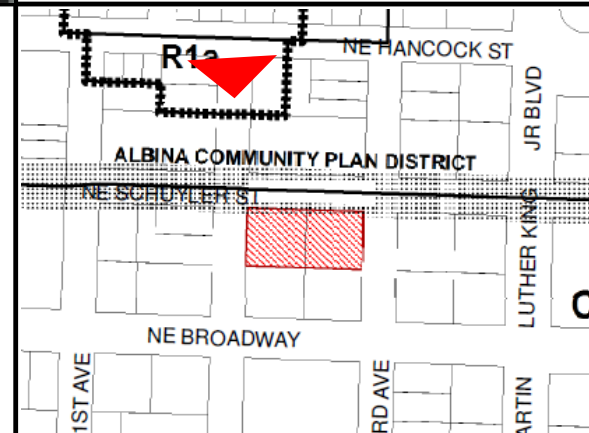
View north on NE 2nd



The **CONTEXT** - Physical



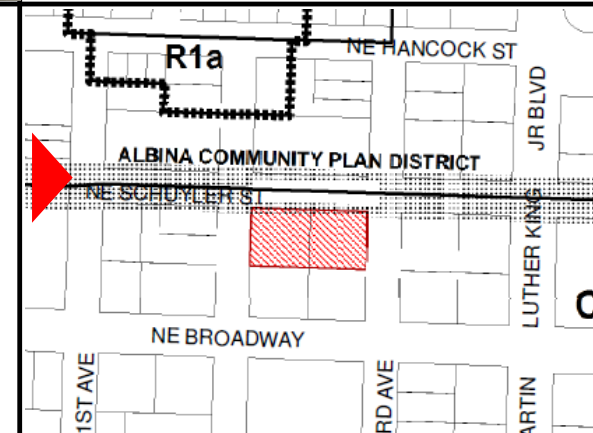
View south on NE 2nd
Rev Nat's



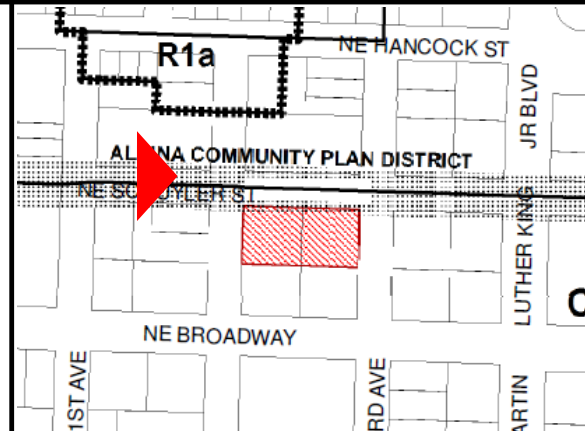
The **CONTEXT** - Physical



View east on NE Schuyler at NE 1st
Baptist church



The **CONTEXT** - Physical



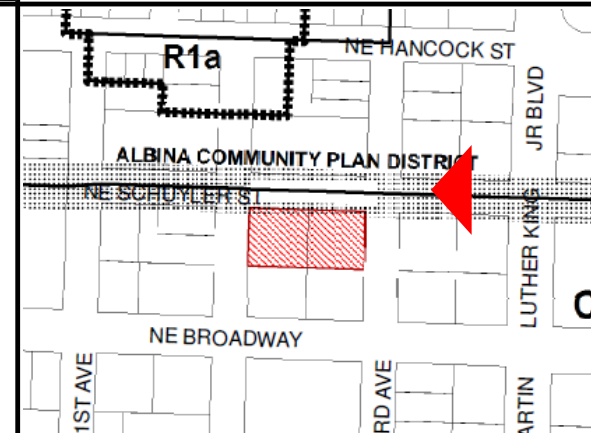
View east on NE Schuyler

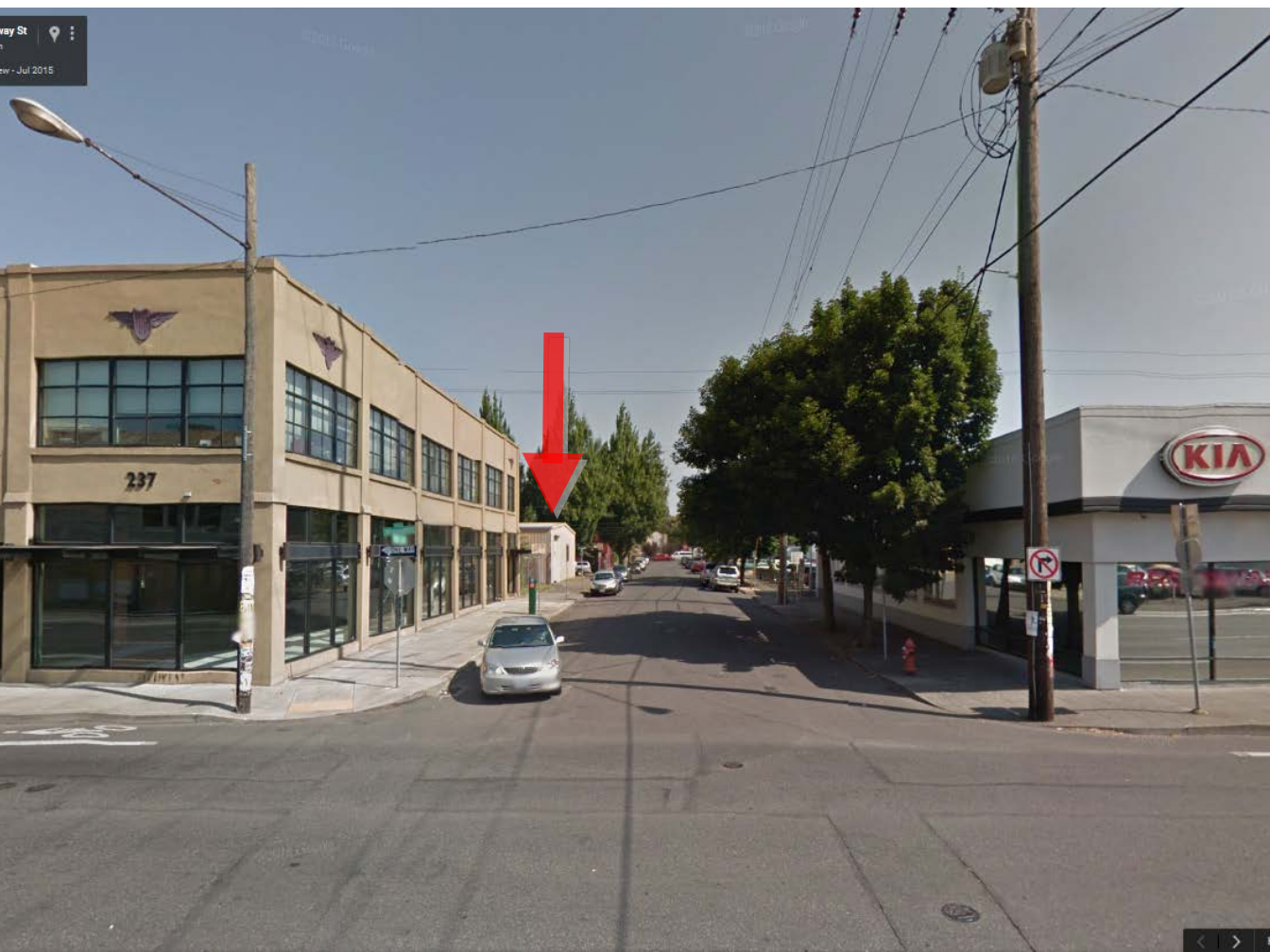
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The **CONTEXT** - Physical



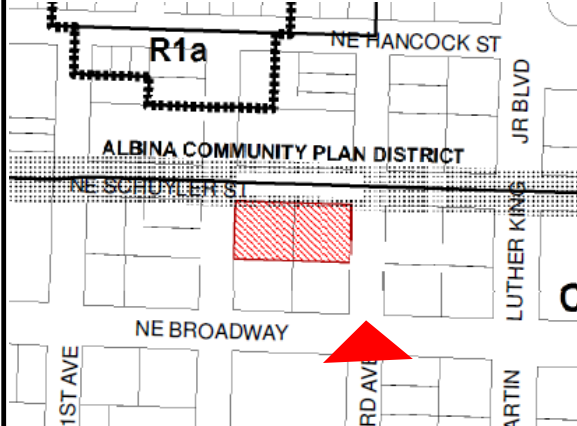
View west on NE Schuyler





The **CONTEXT** - Physical

View north on NE 3rd
A&M Broadway (1924)



The PROJECT OVERVIEW

High-rise, mixed-use

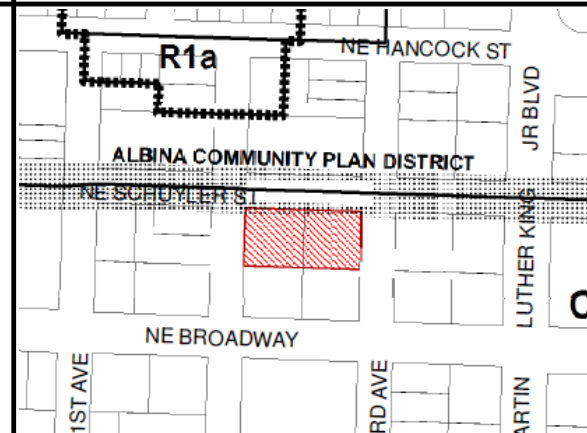
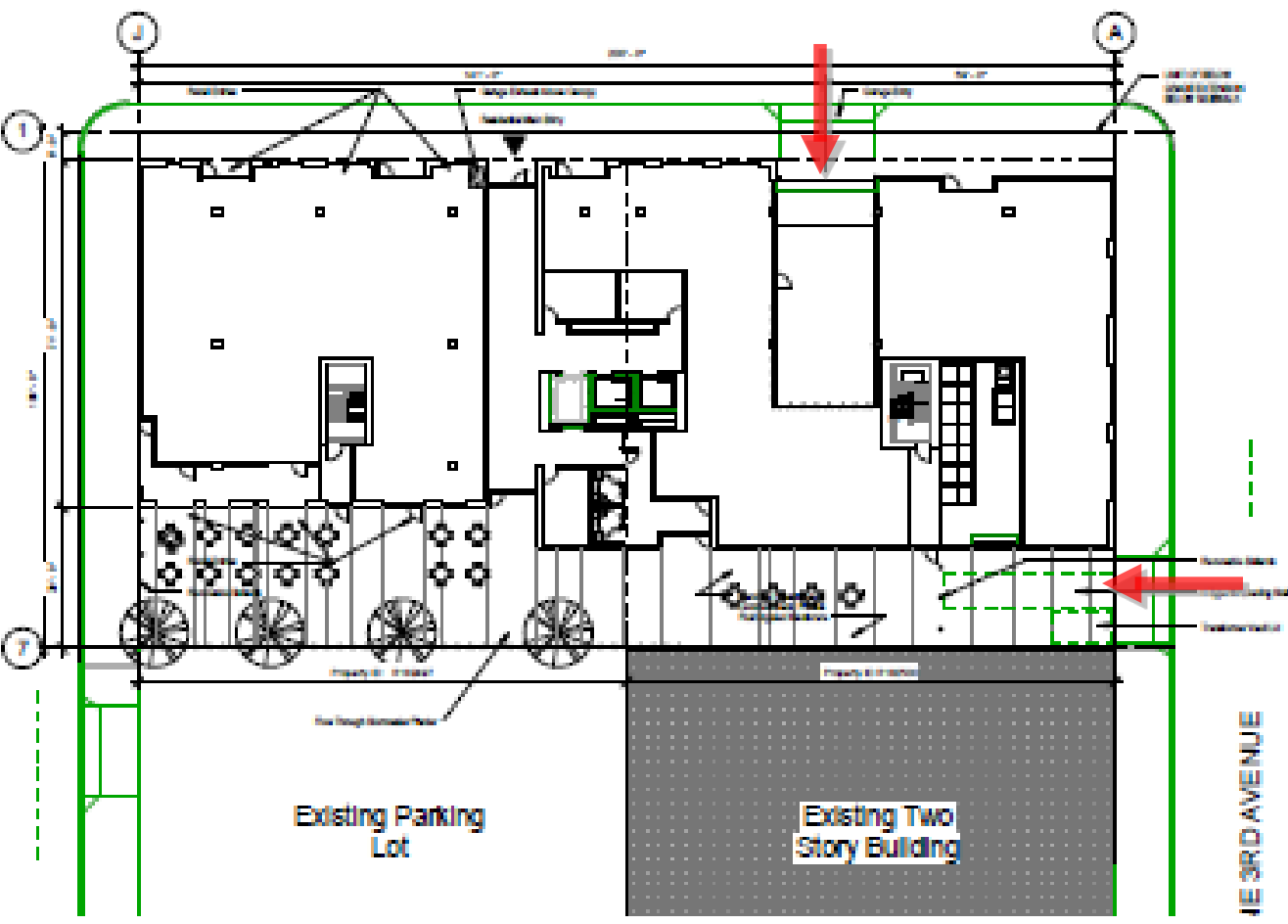
- 135,600 GSF
- 9,870sf Retail
- 141 Apartments
- Loading – One std. A, alley
- Parking – 104 Auto, below-grade (0)
- 126 Long-term bike (214)
- ? Short-term bike (10)
- Amenity - Rear alley/courtyard
- 9th floor room/terrace

Height

- 9 Floors
- 99'-10" Top-of-Parapet
- (100' allowed)

FAR

- 6.78:1 proposed
- (7:1 allowed)



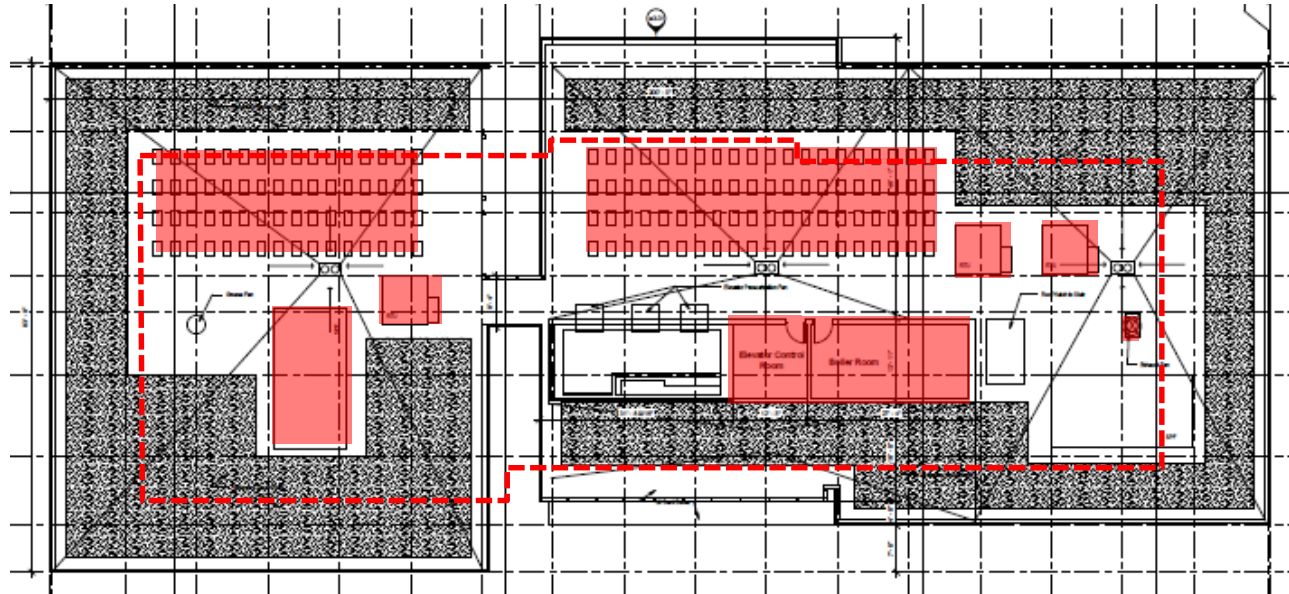
Additional REVIEWS

MOD #1

Height Standards?

Design Exception

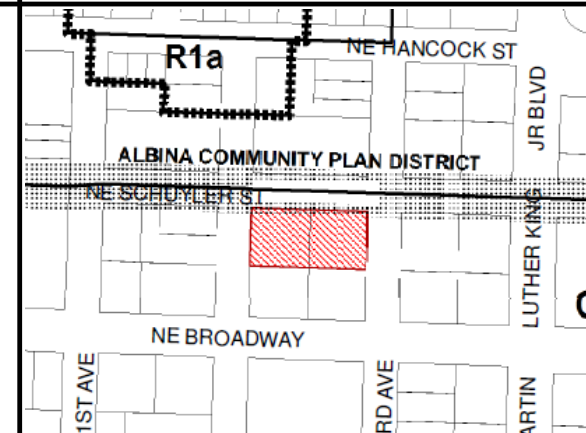
Garage Door Setback

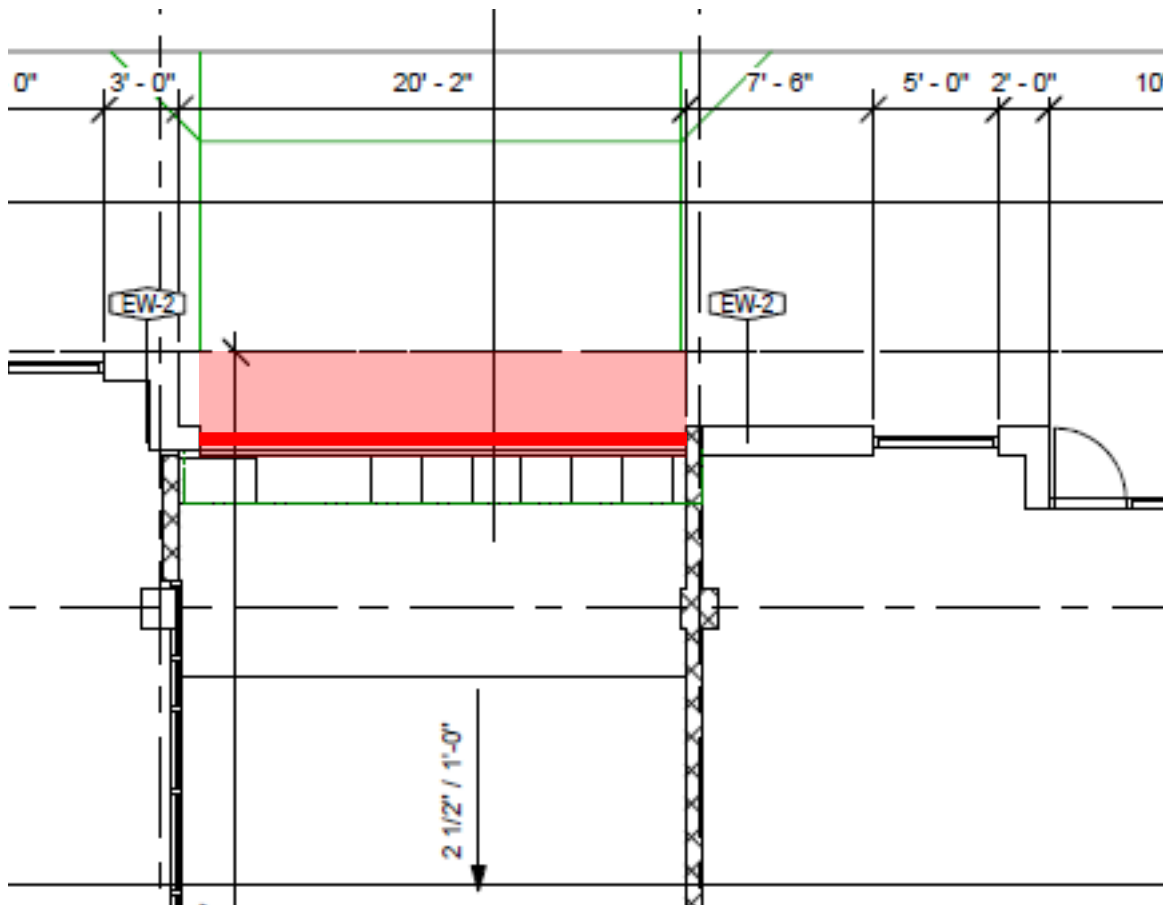


MOD #1 Height Standards (33.130.210.B.2)

Proposal indicates parapet at 99'-10", very close to 100' maximum limit.

Rooftop installations shown may not meet the height exemption limitations of 15' setback from roof edges, 10% coverage and 10' maximum height.





Additional **REVIEWS**

MOD #1

Height Standards?

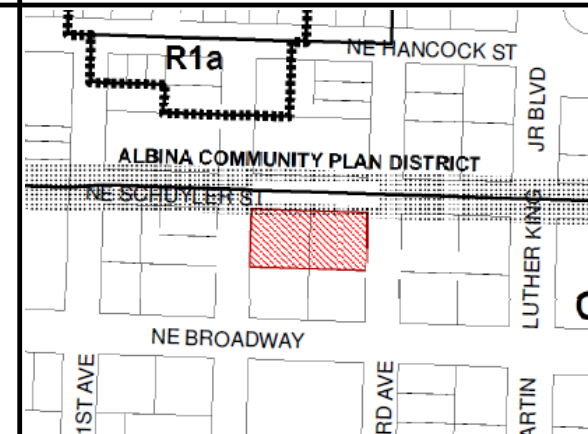
Design Exception

Garage Door Setback

Design Exception for **Garage Door Setback**

Proposal indicates door at about 4'.

PBOT requires driveway gates to be located 20 feet beyond the back of the sidewalk. A design exception is required though PBOT to locate gate closer.





NE Savier Elevation

The **TOPICS** (per Memo)

1. Height & Massing

Guidelines A4, C4, C3-1

2. Character

Guidelines A4, B5, C1, C2-1

3. Pedestrian Protection

Guidelines B6, B6-1

4. Parking Entrance

Guidelines A8, B2, C1-1

5. Activate frontages

Guidelines A8, B5

6. Materials

Guidelines C2, C10-1,2,3

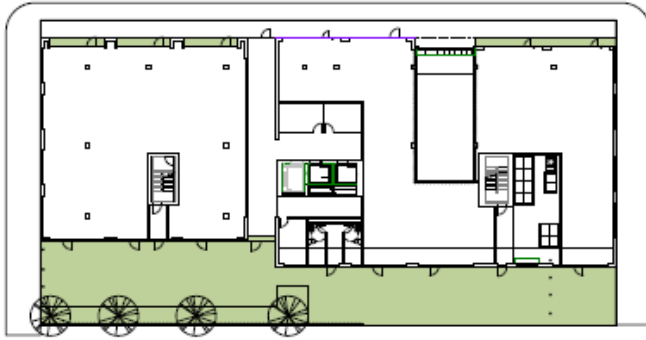
Guidelines

Unify and connect building to the area, complement the context of existing buildings, and enhance the Broadway/Weidler corridor.

Proposed Condition

Does the proposed design reflect the transitional nature of this site?





Quality of terraces provided?

Amenity space for 141 residents?

The TOPICS (per Memo)

1. Height & Massing

Guidelines A4, C4, C3-1

2. Character

Guidelines A4, B5, C1, C2-1

3. Pedestrian Protection

Guidelines B6, B6-1

4. Parking Entrance

Guidelines A8, B2, C1-1

5. Activate frontages

Guidelines A8, B5

6. Materials

Guidelines C2, C10-1,2,3

Guidelines

Unify and connect building to the area, make open spaces more successful, and enhance and maximize view opportunities.

Proposed Condition

How does the character of the proposal identify as residential, provide for the 141 residential units, and relate to the residential to the north?





Canopy over retail entrance

The **TOPICS** (per Memo)

1. Height & Massing

Guidelines A4, C4, C3-1

2. Character

Guidelines A4, B5, C1, C2-1

3. Pedestrian Protection

Guidelines B6, B6-1

4. Parking Entrance

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5. Activate frontages

Guidelines A8, B5

6. Materials

Guidelines C2, C10-1,2,3

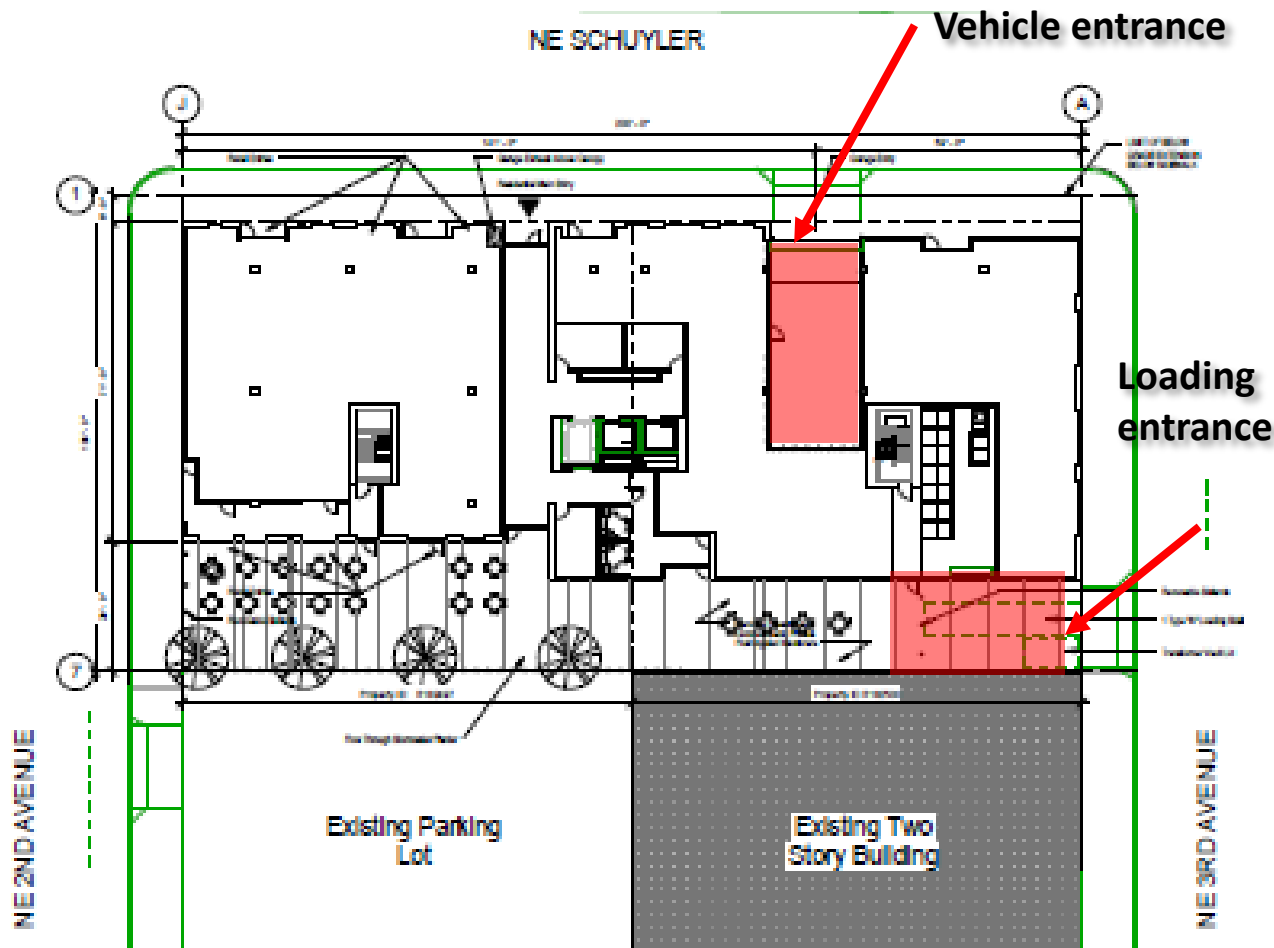
Guidelines

Develop weather protection and provide pedestrian rain protection.

Proposed Condition

Does the proposed design provide sufficient pedestrian protection on all three street frontages?





The TOPICS (per Memo)

1. Height & Massing
Guidelines A4, C4, C3-1
2. Character
Guidelines A4, B5, C1, C2-1
3. Pedestrian Protection
Guidelines B6, B6-1
4. Parking Entrance
Guidelines A8, B2, C1-1
5. Activate frontages
Guidelines A8, B5
6. Materials
Guidelines C2, C10-1,2,3

Guidelines

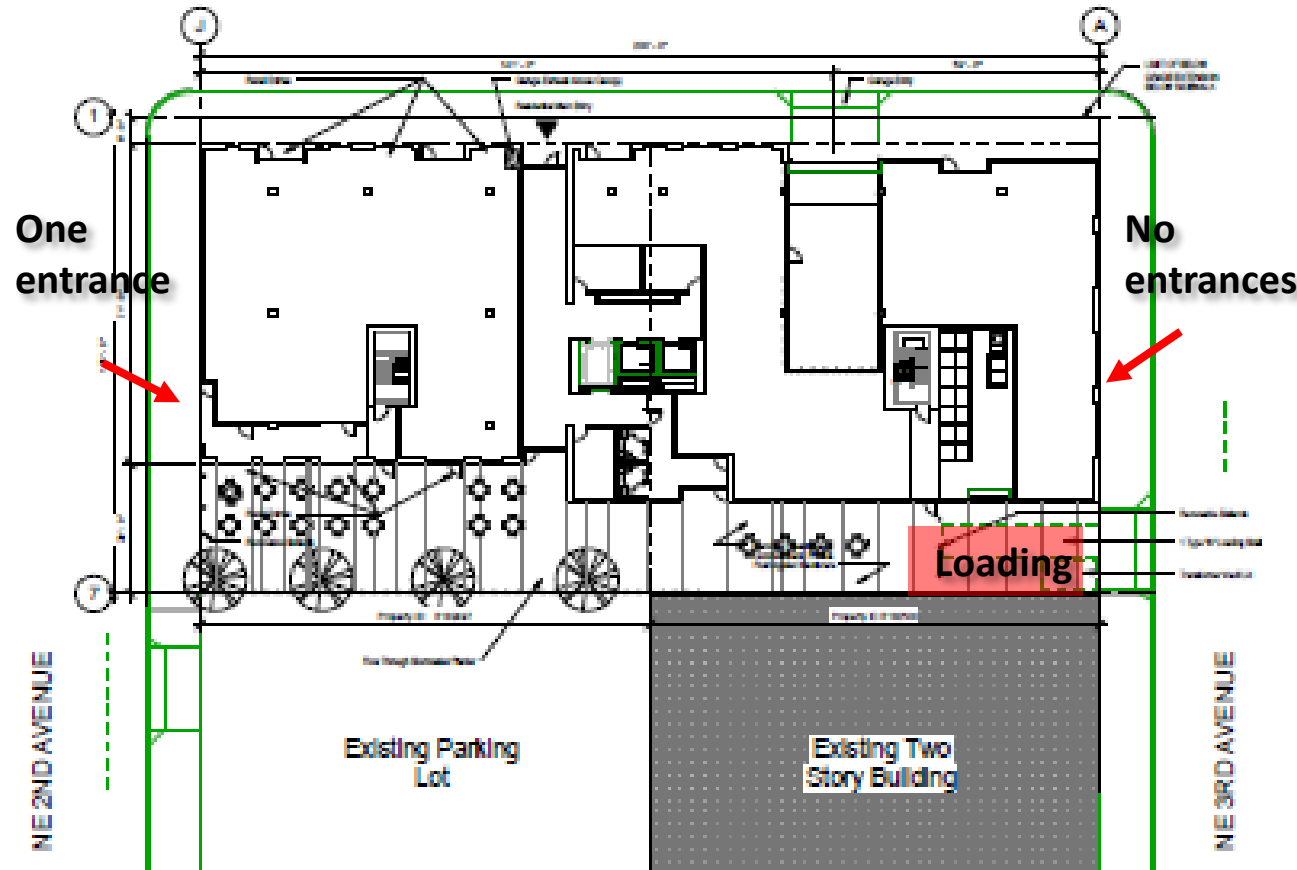
Contribute to a vibrant streetscape, protect the pedestrian, and integrate parking.

Proposed Condition

Would the proposed vehicle entrance be better located off NE 3rd, possibly sharing the curb cut there?



NE SCHUYLER



The TOPICS (per Memo)

- 1. Height & Massing**
Guidelines A4, C4, C3-1
- 2. Character**
Guidelines A4, B5, C1, C2-1
- 3. Pedestrian Protection**
Guidelines B6, B6-1
- 4. Parking Entrance**
Guidelines A8, B2, C1-1
- 5. Activate frontages**
Guidelines A8, B5
- 6. Materials**
Guidelines C2, C10-1,2,3

Guidelines

Contribute to a vibrant streetscape and make open spaces more successful.

Proposed Condition

Does the proposal do enough to contribute to the vitality of NE 2nd and NE 3rd Avenues?





Front Elevation, NE Schuyler



Rear Elevation, alley/courtyard

The **TOPICS** (per Memo)

1. Height & Massing

Guidelines A4, C4, C3-1

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Guidelines A4, B5, C1, C2-1

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4. Parking Entrance

Guidelines A8, B2, C1-1

5. Activate frontages

Guidelines A8, B5

6. Materials

Guidelines C2, C10-1,2,3

Guidelines

Promote quality and permanence in development, use masonry, transparent glazed areas, sculptural in surface, and use light colors.

Proposed Condition

Perspectives show sculptural form, esp. at the rear, with a light brick base and alternating light colored cladding and glazing w/ sheet metal panels above. Exterior lighting and signage has not yet been provided.



An architectural rendering of a modern, multi-story building with a glass facade. The building features a prominent glass section on the left and a more solid facade with vertical slats on the right. The ground floor has large glass windows. In front of the building is a parking lot with several white vans. There are some trees and a small yellow structure in the foreground. The sky is overcast.

END OF STAFF PRESENTATION

Questions?