

Staff Presentation to the  
**Portland Design Commission**

**LU15-259773 DA**

**North18**  
**1126 NW 18TH Avenue, Mixed-use**

January 28, 2016



CITY OF PORTLAND, OREGON



River District  
Subdistrict/  
Central City Plan  
District

Northwest Plan  
District

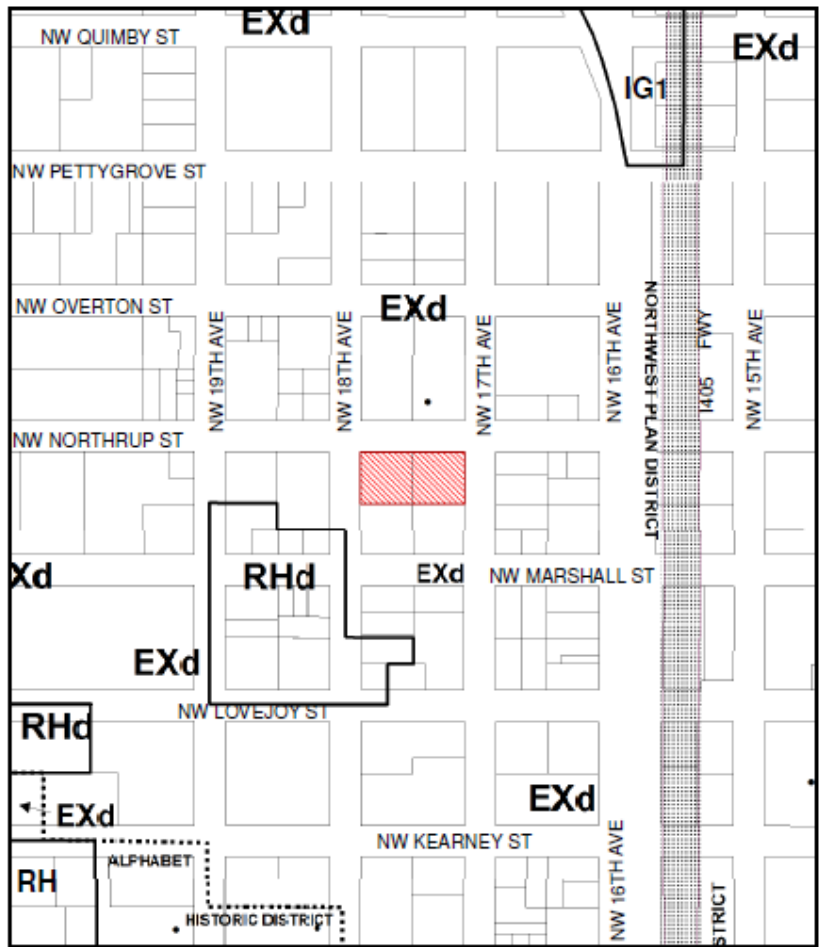
### Location

- Northwest Plan District
- West of the River District Subdistrict of the Central City Plan District

### Approval Criteria

- Community Design Guidelines
- Appendix J, Northwest District Plan - Amended Design Guidelines





# The **CONTEXT** – Policy

## Zoning

EXd, Central Employment with Design Overlay

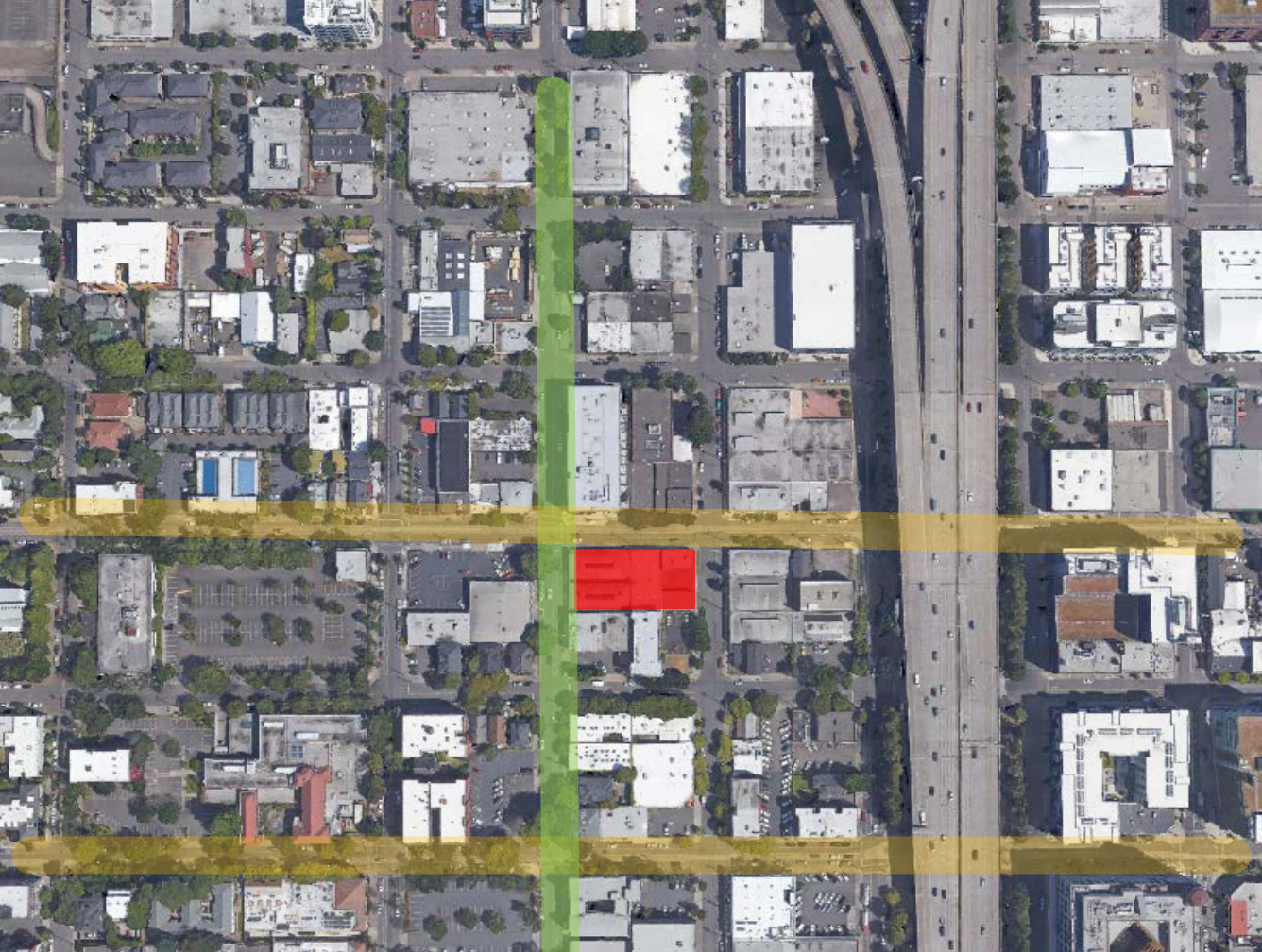
## Floor Area Ratio

Base: 4:1 w/ 1:1 res bonus (5:1 max)  
 Proposal: 3.76:1

## Height

Base: 75'  
 Proposal: 75' plus?





## The SITE

### Site Location

NW Northrup between  
NW 17th Ave & NW 18th Ave

### Site Area

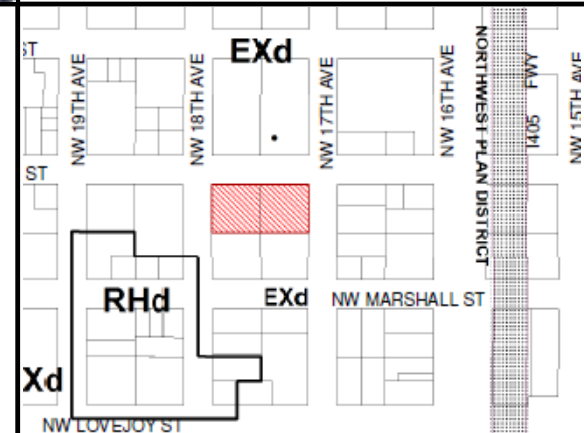
20,000 square feet,  
1/2 block

### Site Disposition

Slope up about 5' towards  
the west

### Existing Conditions

Existing 1-2 story  
warehouse structures and  
surface parking

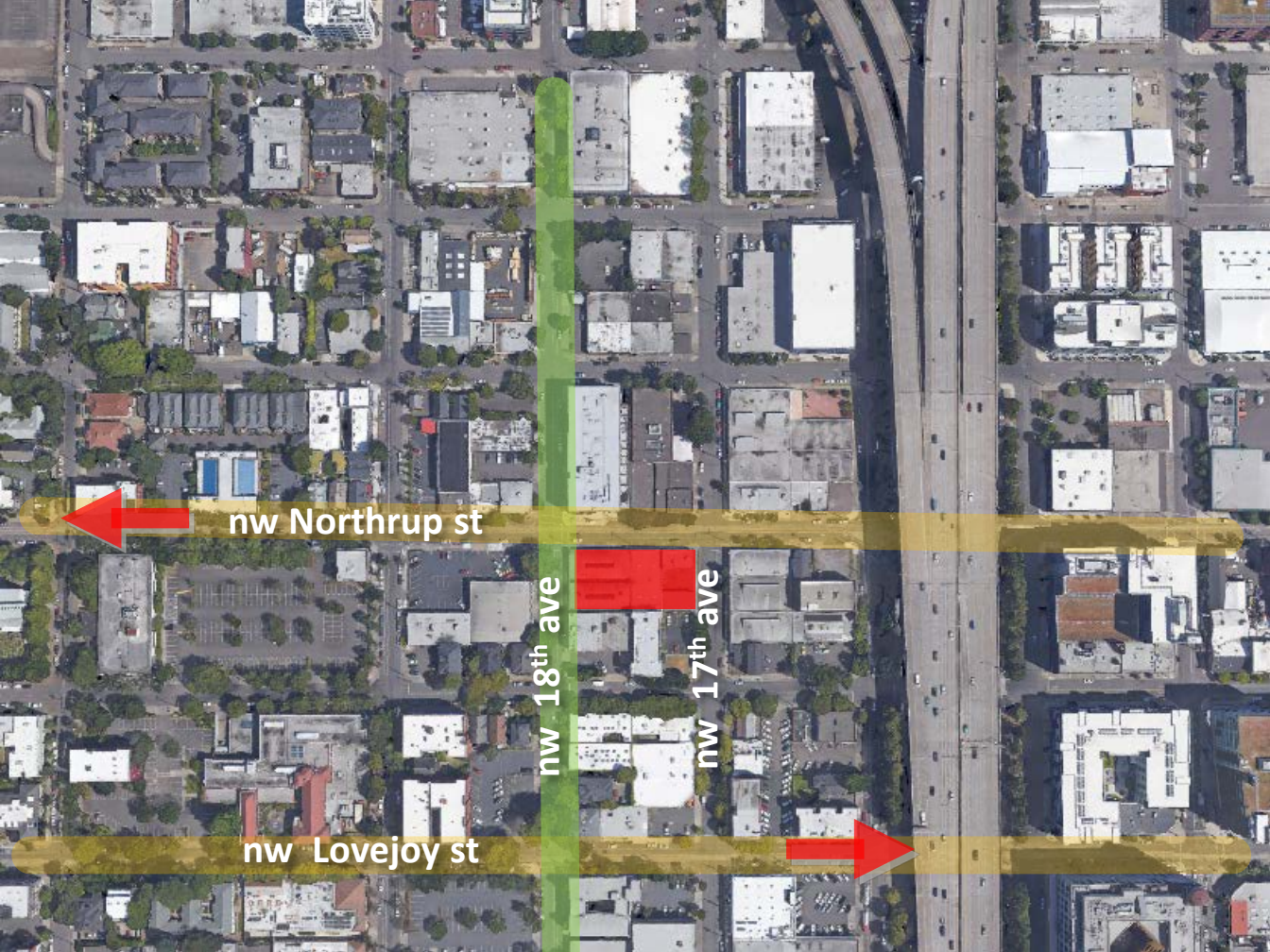


### Streets

Site:	NW Northrup	<i>Community Main Street, transit access</i>
	NW 18 <sup>th</sup>	<i>City bikeway, transit access</i>
	NW 17 <sup>th</sup>	<i>All local service</i>

Transit: NW Northrup & NW Lovejoy: *Streetcar streets*

Located in the Northwest Pedestrian District.



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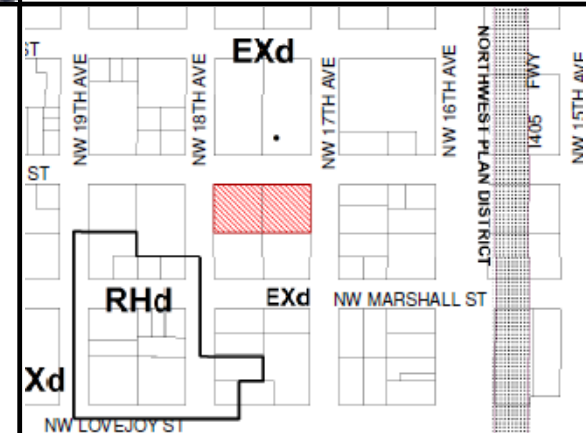
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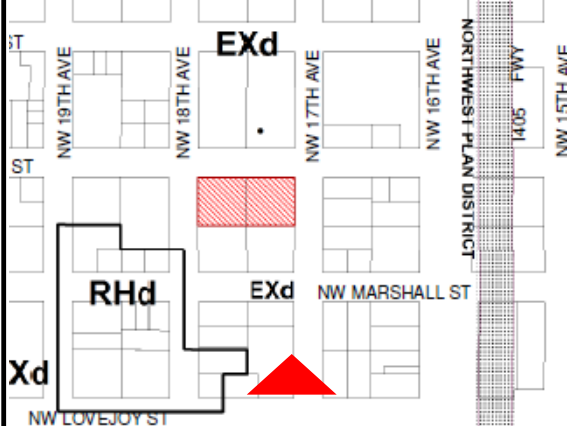




# The **CONTEXT** - Physical

## View north

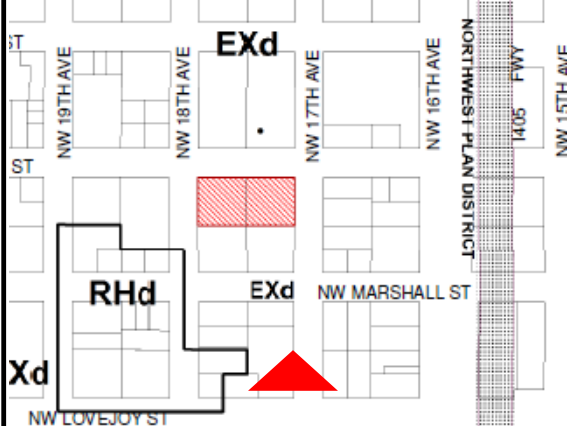
River District to the east over 405



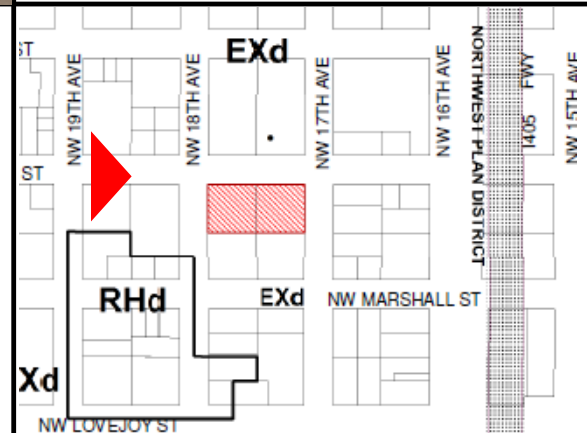


# The CONTEXT - Physical

## Immediate context view north

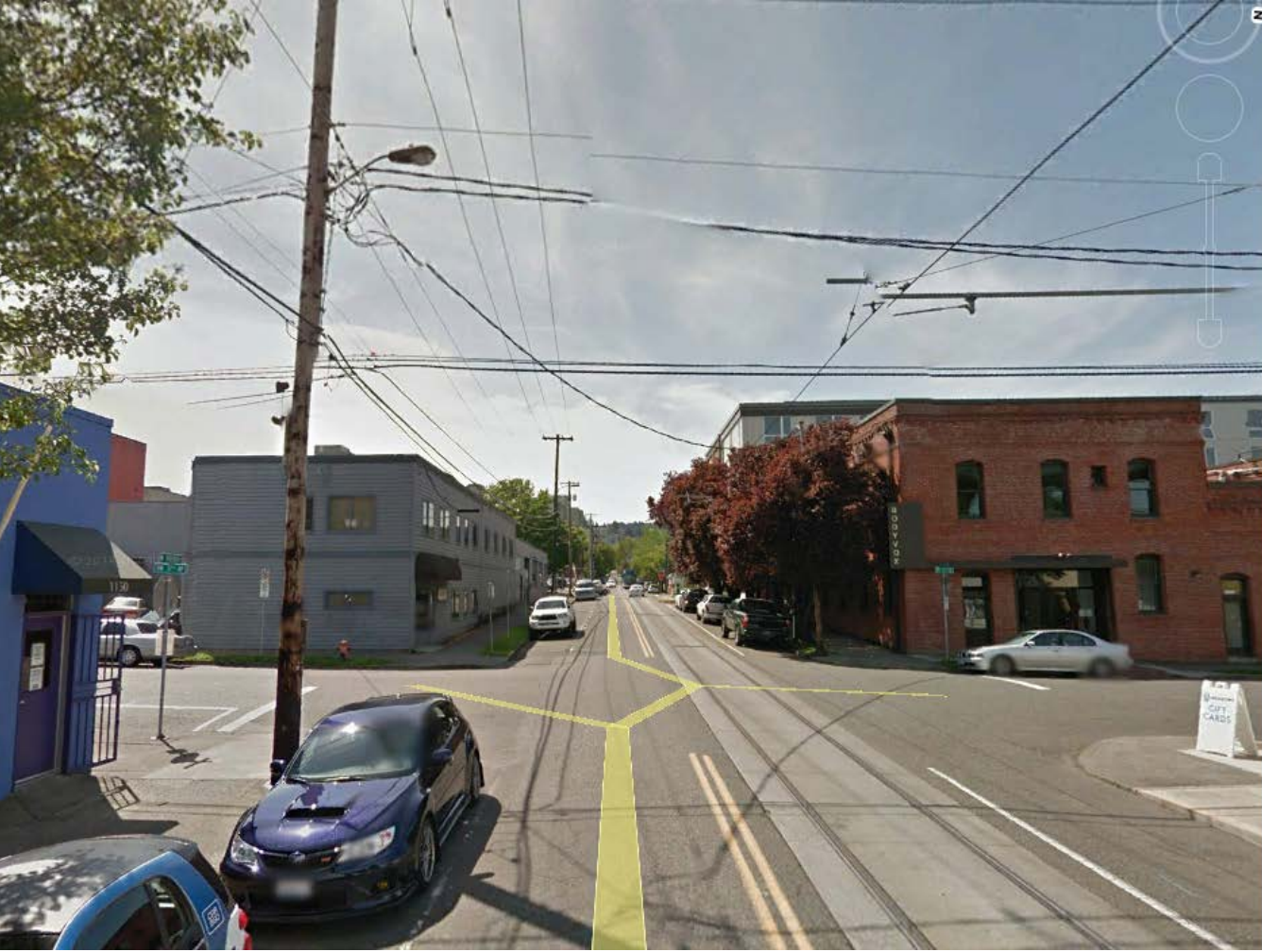


# The **CONTEXT** - Physical



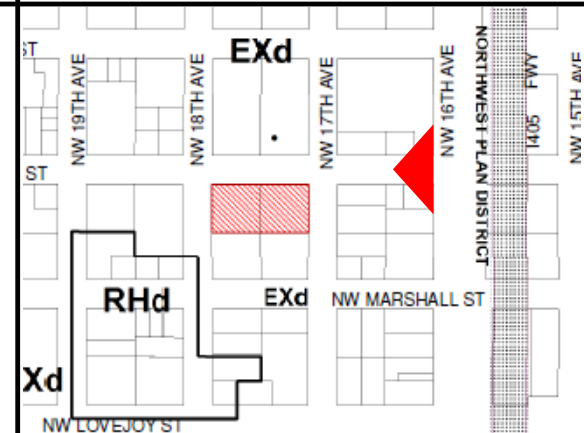
View east on **NW Northrup**

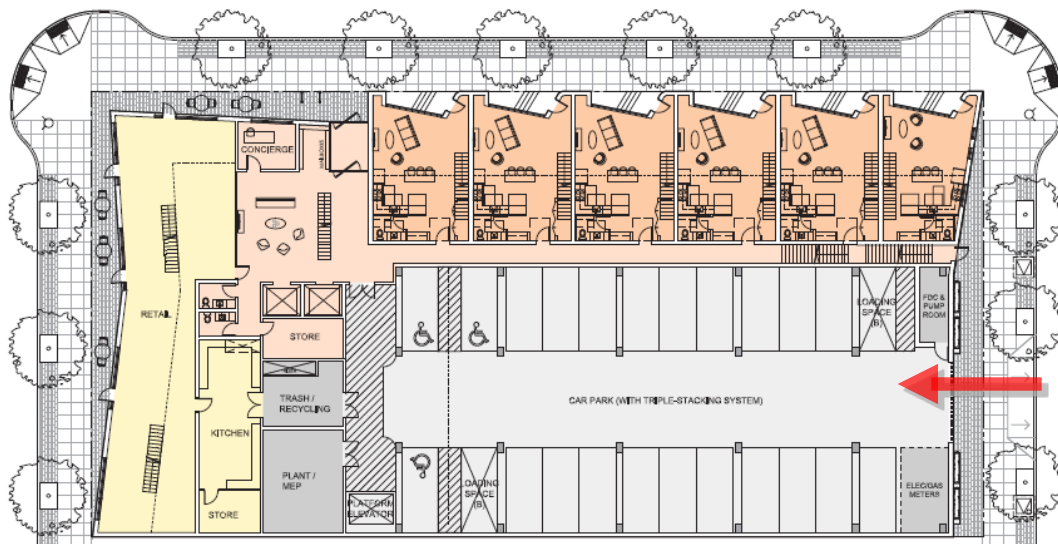




## The **CONTEXT** - Physical

View west on **NW Northrup**

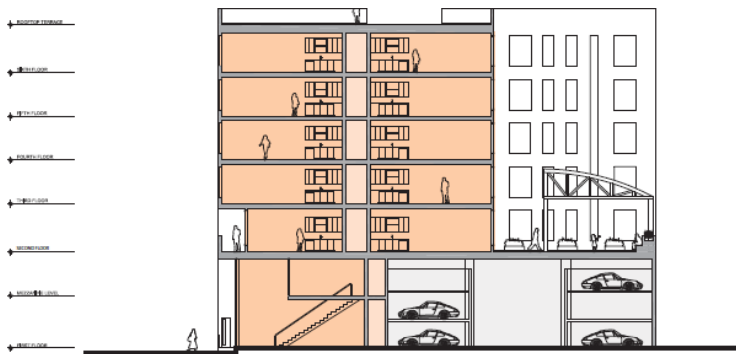




**Ground**



**Mezzanine**



## The PROJECT OVERVIEW

### Mid-rise, mixed-use

75,260 GSF

4,430 sf Retail

6 townhouses, 109 Apartments

Loading – Two std. B (1 A or 2 B)

Parking – 60 Auto/ mech (0)

? Long-term bike (127)

2 Short-term bike (8)

Amenity - 2nd floor room/terrace

Roof terrace & dog area

Green roof

### Height

6 Floors plus mezzanine

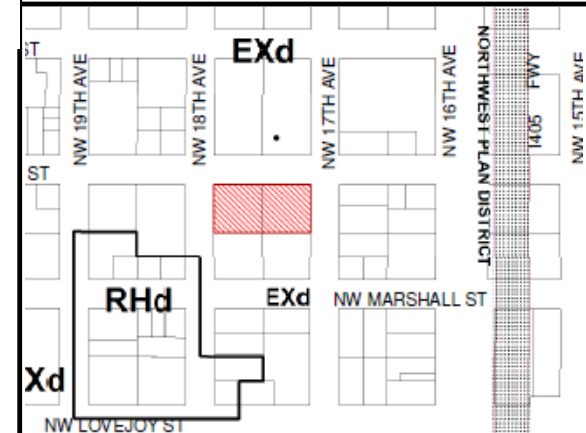
75' plus to Top-of-Parapet?

(75' allowed)

### FAR

3.76:1 proposed

(4:1 allowed)



# Additional **REVIEWS**

MOD #1  
**Height Standards?**

MOD #2  
**Ground Floor Windows?**

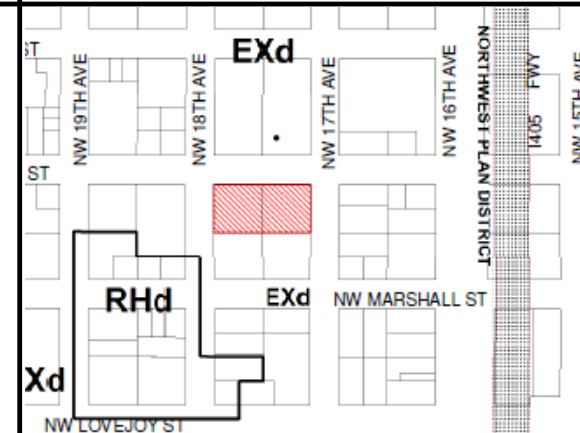
MOD #3  
**Ground Floor Active Use?**

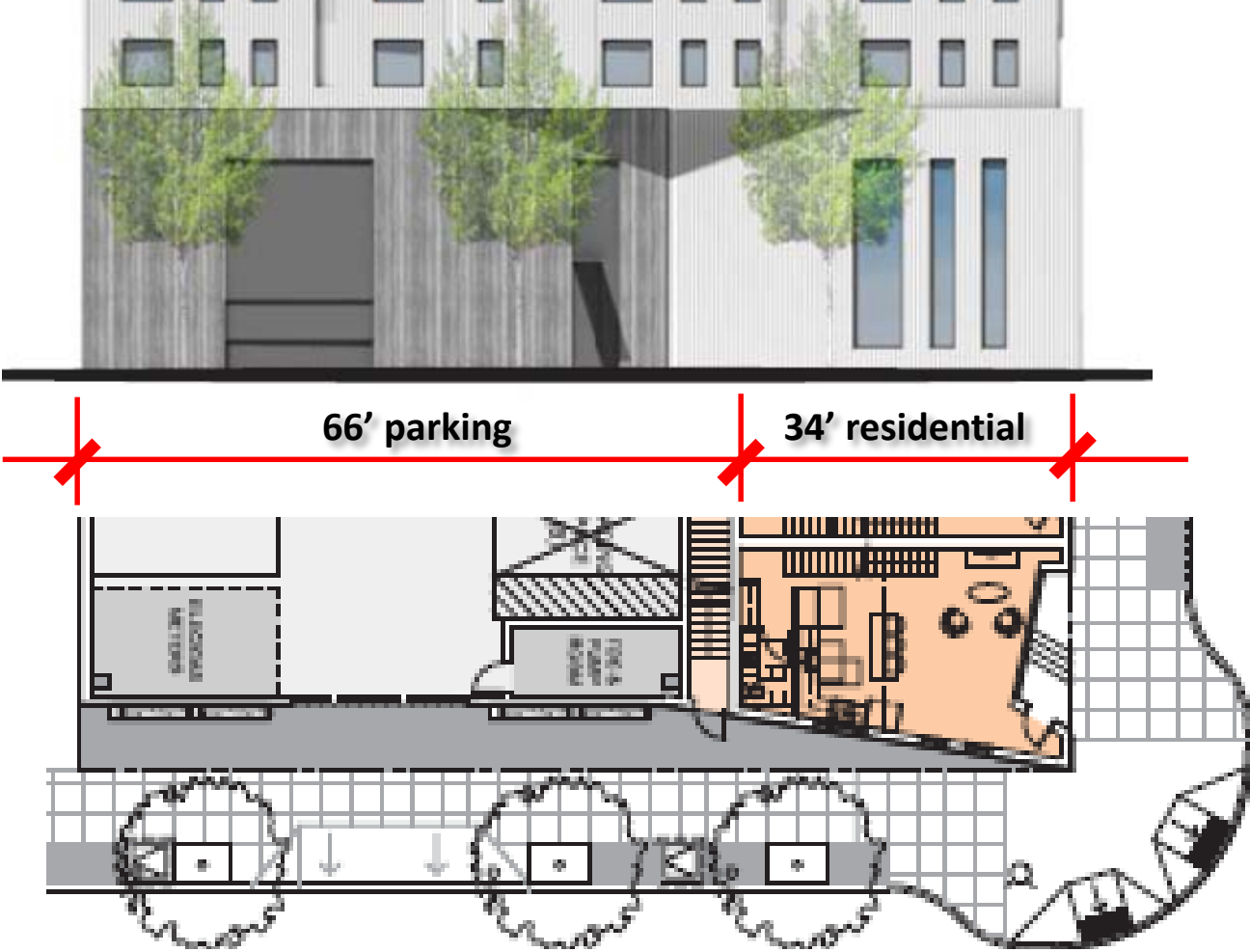
Design Exception  
**Garage Door Setback**



## MOD #1 **Height Standards** (33.140.210)

*7 floors are proposed (including mezzanine), therefore parapet may be at or above the 75' maximum limit. Additionally, a rooftop terrace will require guardrails which will add to the height of the building.*





## Additional REVIEWS

MOD #1  
Height Standards?

MOD #2  
Ground Floor Windows?

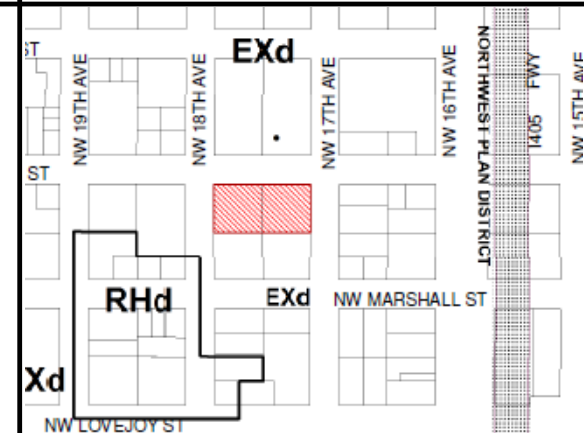
MOD #3  
Ground Floor Active Use?

Design Exception  
Garage Door Setback

### MOD #2 Ground Floor Windows (33.140.230)

*25% area along 50% length of glazing along frontage required.  
0% area along 0% length proposed at 66' parking on NW 17<sup>th</sup> Avenue.*

*Does not apply to walls of residential units, nor to walls of parking structures if set back 5' and landscaped to L2 standards (low continuous screen of 3' shrubs with intermittent trees).*



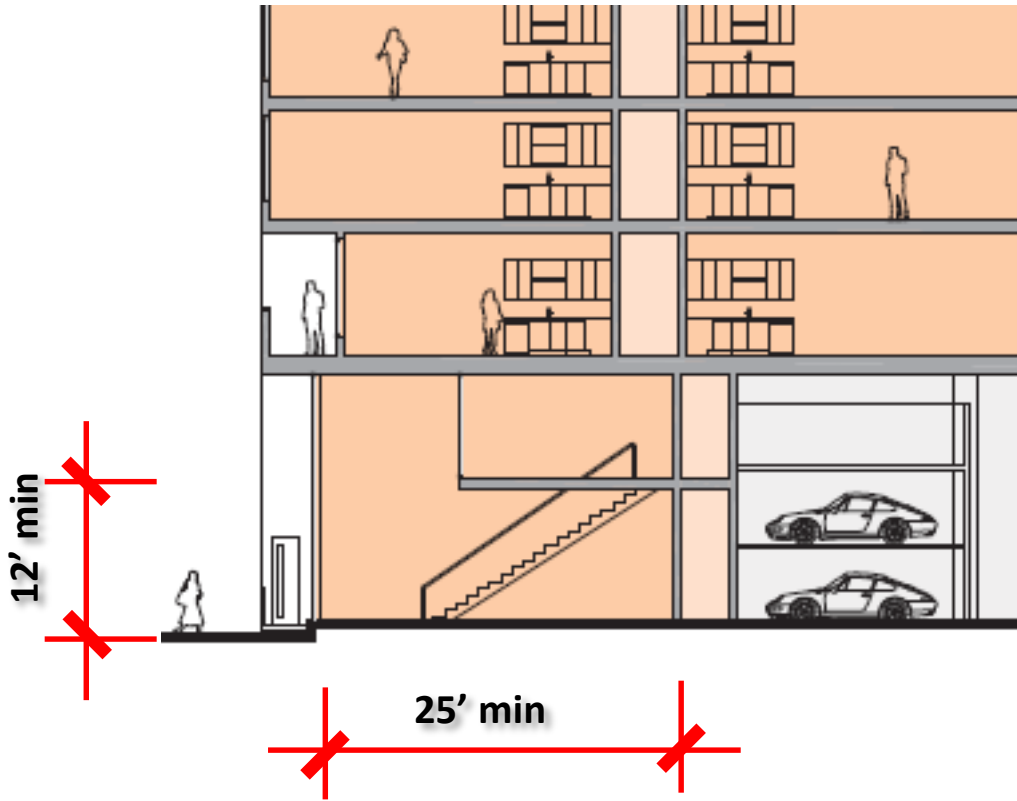
# Additional REVIEWS

MOD #1  
Height Standards?

MOD #2  
Ground Floor Windows?

MOD #3  
Ground Floor Active Use?

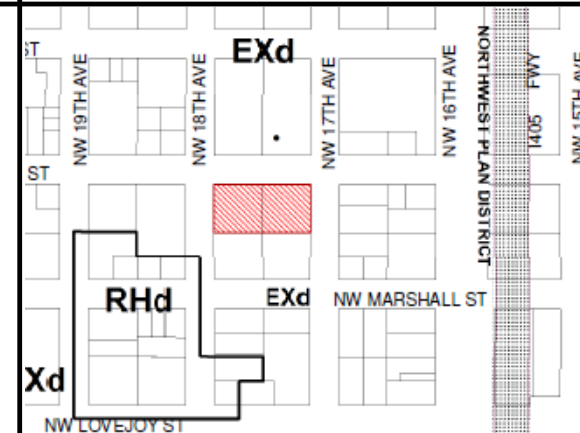
Design Exception  
Garage Door Setback

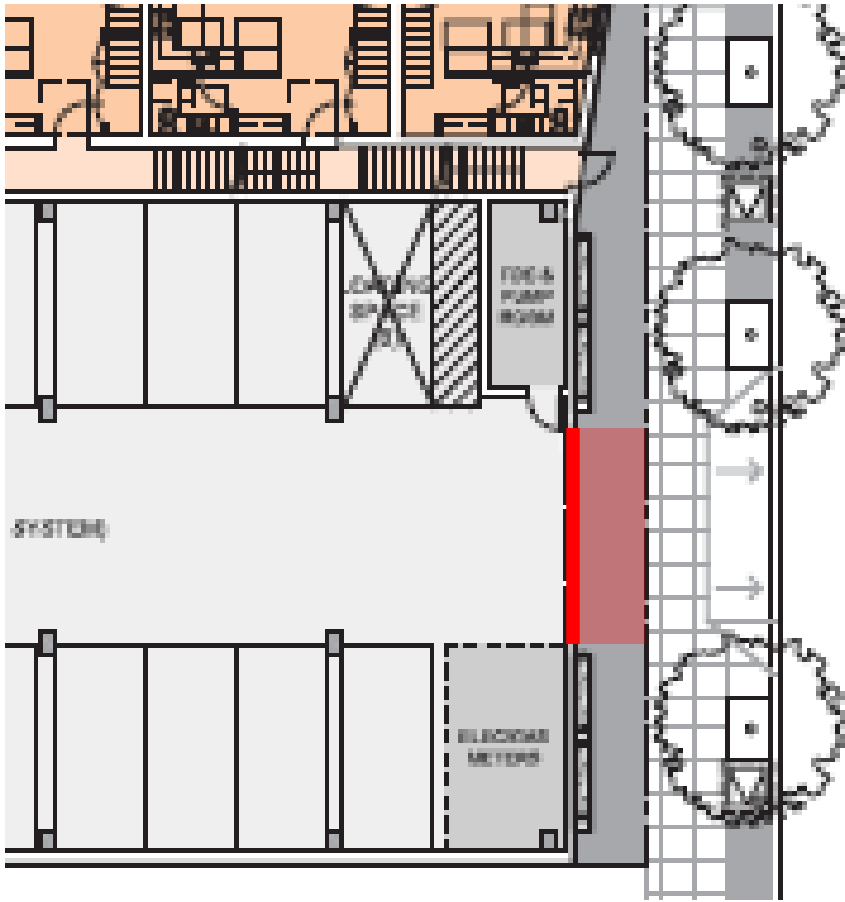


## MOD #3 Ground Floor Active Use (33.562.240)

*Along NW Northrup, active use standards apply requiring 25' depth and 12' clearance.*

*Possible modification needed below mezzanines, depending on final structure and floor heights.*





## Additional **REVIEWS**

MOD #1  
Height Standards?

MOD #2  
Ground Floor Windows

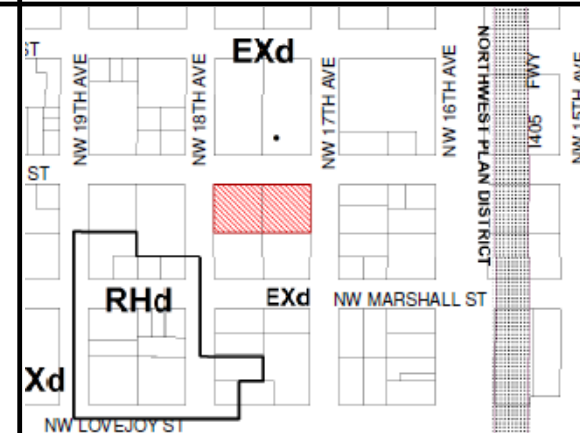
MOD #3  
Ground Floor Active Use?

Design Exception  
**Garage Door Setback**

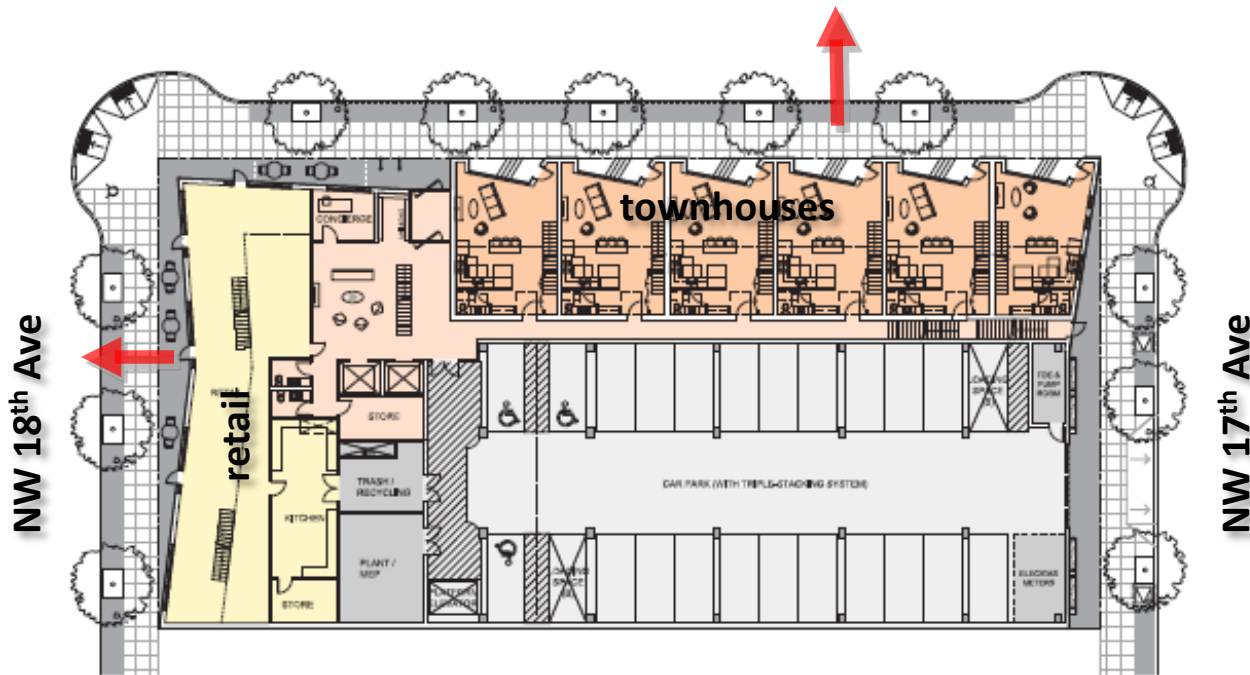
### Design Exception for **Garage Door Setback**

*Proposal indicates door at about 5 feet from sidewalk.*

*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.*



## NW Northrup St – Streetcar Street



## The TOPICS (per Memo)

### 1. Program/Retail

*Guidelines P1, App. J*

### 2. Massing

*Guidelines P1, D7, D8, App J*

### 3. Height

*Guidelines P1, D7, D8*

### 4. Pedestrian Protection

*Guideline E5*

### 5. Ground Floor Residential

*Guidelines E1, E2, E3, E4, D1, D5*

### 6. NW 17<sup>th</sup> Frontage

*Guidelines E1, D4, D5*

### 7. Materials

*Guidelines D7, D8*

## Guidelines

*Complement the community plan area. Streetcar streets should incorporate features of main streets and contribute to a vibrant urban environment.*

## Proposed Condition

*Should more retail be orient towards NW Northrup, facing the streetcar line?*





## The **TOPICS** (per Memo)

### 1. Program/Retail

*Guidelines P1, App. J*

### 2. Massing

*Guidelines P1, D7, D8, App J*

### 3. Height

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### 6. NW 17<sup>th</sup> Frontage

*Guidelines E1, D4, D5*

### 7. Materials

*Guidelines D7, D8*

## **Guidelines**

*Complement the community plan area, blend into the neighborhood, and provide interest, quality and composition. In the Eastern edge, new development should continue pattern of partial block massing.*

## **Proposed Condition**

*Does the proposal present the preferred partial massing described?*





# The TOPICS (per Memo)

## 1. Program/Retail

*Guidelines P1, App. J*

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*Guidelines P1, D7, D8, App J*

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## 7. Materials

*Guidelines D7, D8*



## Guidelines

*Complement the community plan area, blend into the neighborhood, and provide interest, quality and composition.*

## Proposed Condition

*While dimensions are not yet provided, section implies a height greater than the 75' maximum. Is a modification to height supportable here?*





**Canopy**

**Second floor overhang**

# The TOPICS (per Memo)

## 1. Program/Retail

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## 7. Materials

*Guidelines D7, D8*

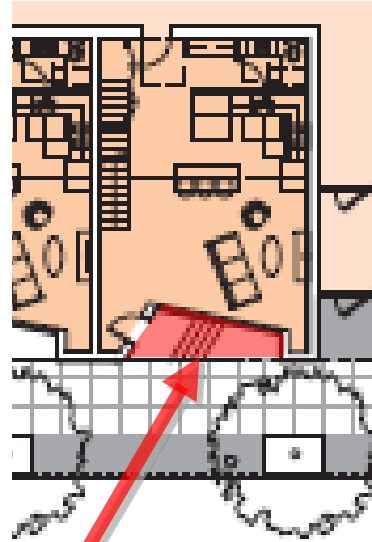
### Guidelines

*Enhance the comfort of pedestrians by designing buildings to control the adverse effects of sun, shadow, glare, wind and rain.*

### Proposed Condition

*Do the small canopies over the retail entrances and the second floor overhangs providing sufficient pedestrian protection?*





**Stoops**

## The **TOPICS** (per Memo)

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*Guidelines E1, E2, E3, E4, D1, D5*

### 6. NW 17<sup>th</sup> Frontage

*Guidelines E1, D4, D5*

### 7. Materials

*Guidelines D7, D8*

## **Guidelines**

*Provide safe sidewalks, effective gathering areas, active intersections, usable outdoor areas, and active ground level uses that deter crime.*

## **Proposed Condition**

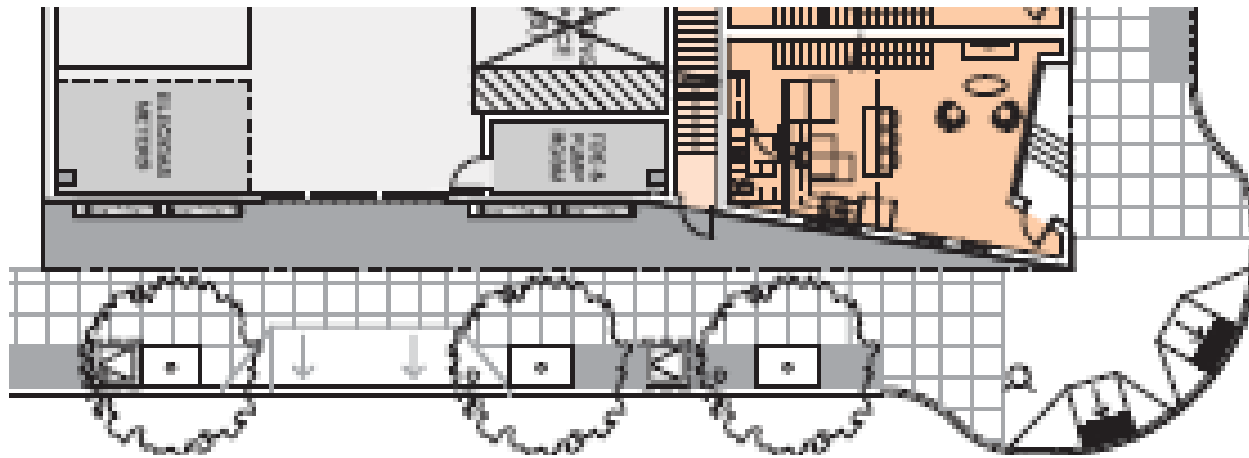
*Do the townhouse stoops provide sufficient size and separation from the sidewalk to encourage residents to maintain active connections to the street?*





66' parking & services

34' residential



## The TOPICS (per Memo)

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*Guidelines P1, App. J*

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*Guideline E5*

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*Guidelines E1, E2, E3, E4, D1, D5*

### 6. NW 17<sup>th</sup> Frontage

*Guidelines E1, D4, D5*

### 7. Materials

*Guidelines D7, D8*

## Guidelines

*Provide safe sidewalks, parking located to minimize negative impacts on the community and pedestrians, and active ground level uses that deter crime.*

## Proposed Condition

*Does the 66' of frontage of parking & services contribute enough to the vitality of NW 17<sup>th</sup>?*





## The **TOPICS** (per Memo)

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## Guidelines

*Incorporate elements of nearby quality buildings though details, massing, proportions and materials. All parts of a building should be interesting, of quality and composed.*

## Proposed Condition

*Proposal is profiled metal panel skin and accent material with board-formed concrete at retail. Storefront, windows, and HVAC not shown.*



An architectural rendering of a modern, multi-story building with a grid of windows. The building has a light-colored facade and a prominent corner. The ground floor features a storefront with large glass windows and doors. Several white silhouettes of people are walking on the sidewalk in front of the building. The scene is set against a blue sky with light clouds and green trees on the right side.

**END OF STAFF PRESENTATION**

**Questions?**