

CITY OF PORTLAND, OREGON



**Bureau of
Development
Services** FROM CONCEPT
TO CONSTRUCTION

Staff Presentation to the
Portland Design Commission

Design Review Hearing

LU 15-267105 DZM

604 NE 20th Ave

March 3, 2016



The SITE

Site Frontages

- NE 20th Ave (100') – W
- NE Hoyt St (100') – S

Site Area

10,000 square feet

Site Disposition

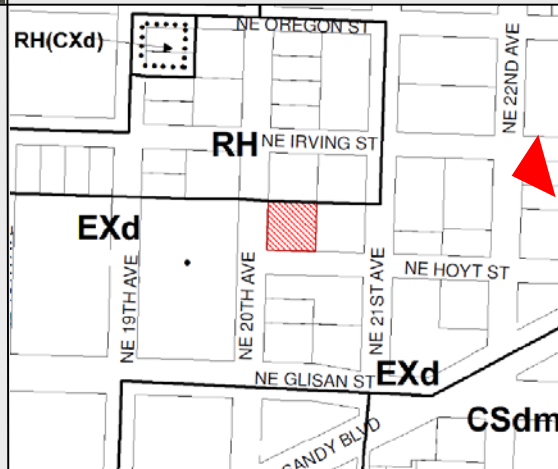
Flat

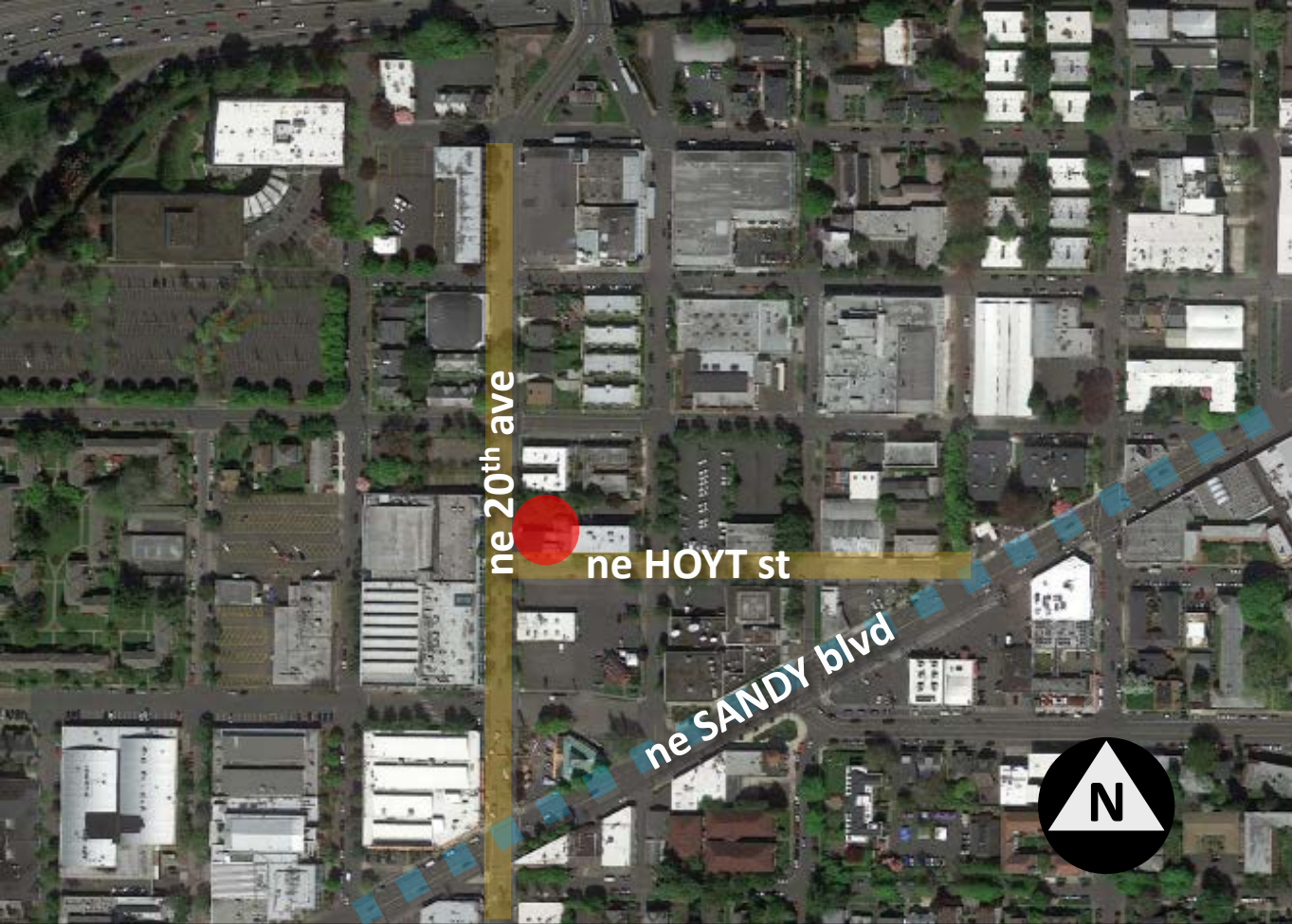
Existing Condition

4,500 SF commercial structure to be demolished

Plan District / Approval Criteria

None / Community Design Guidelines





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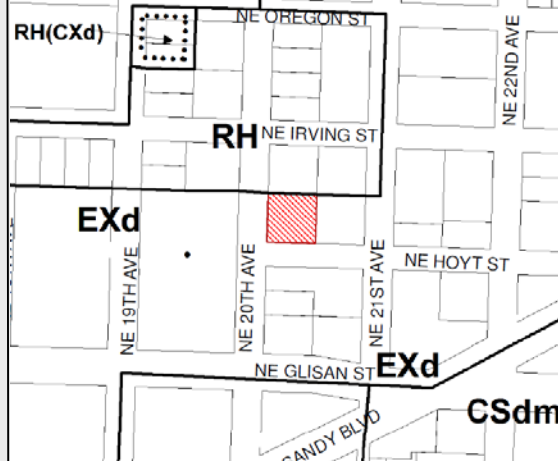
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Street Designations

NE 20th Ave – *Transit Access St / City Walkway / Local Service Bikeway*
 NE Hoyt St – *Local Service Bikeway / Walkway*

Transit

Bus – 1-block south along NE Sandy Blvd





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CONTEXT

View: **Site - E**

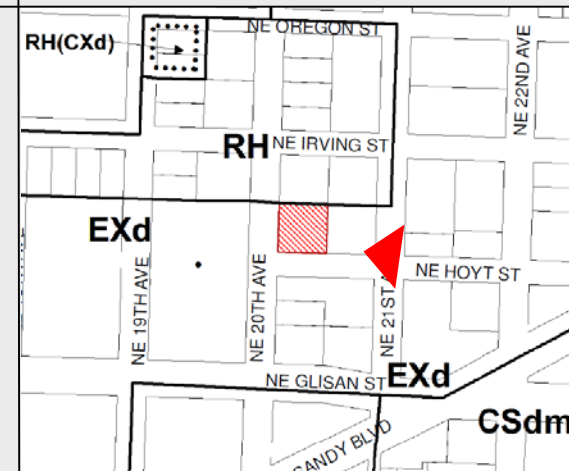
View: **Site - S**

View: **Site - N**

View: **Site - W**

View: **Context - E**

View: **Context - W**





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View: Site - E

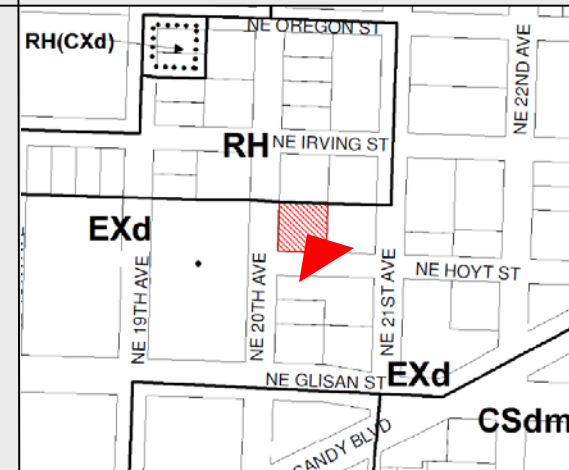
View: **Site - S**

View: Site - N

View: Site – W

View: Context – E

View: Context – W





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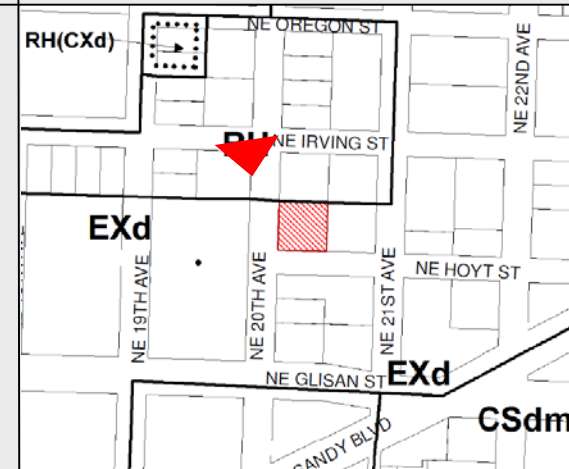
View: Site - S

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View: Context - E

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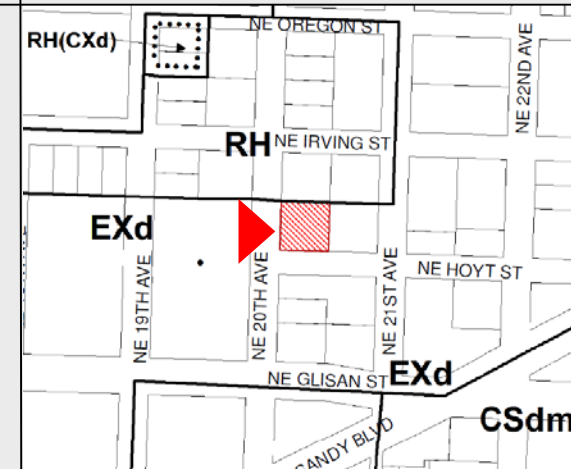
View: Site - S

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View: Context – W





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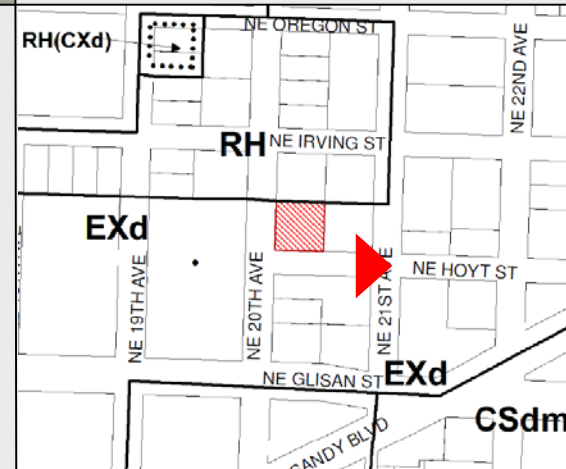
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National Historic Register Landmark – Jantzen Knitting Mills Bld (c 1929-46)

CONTEXT

View: **Site - E**

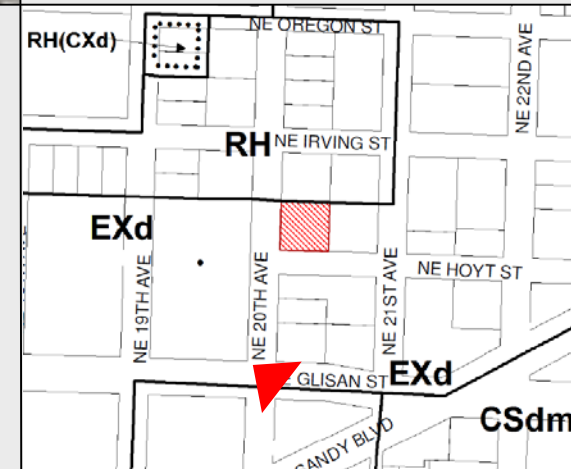
View: **Site - S**

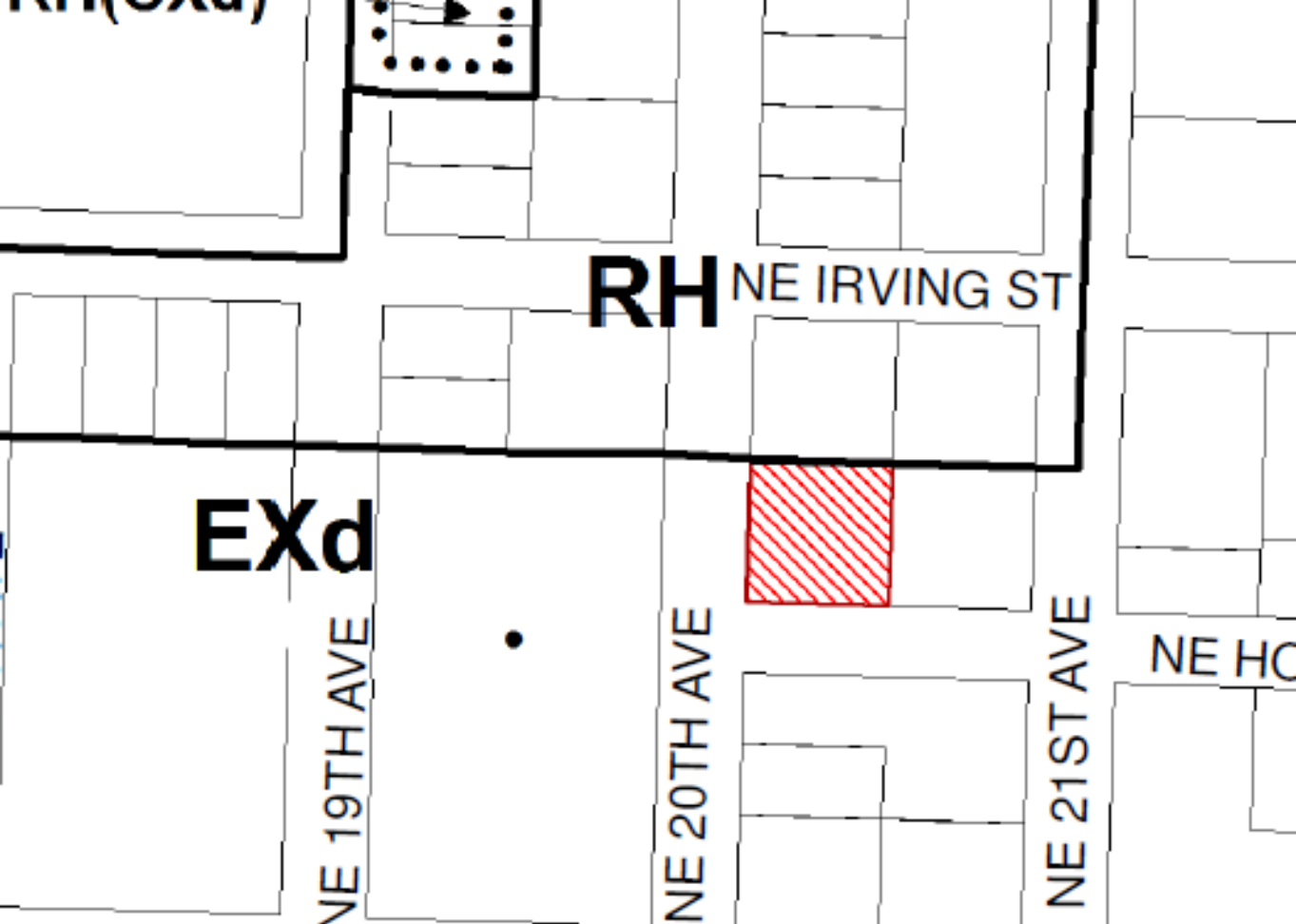
View: **Site - N**

View: **Site – W**

View: **Context – E**

View: **Context – W**





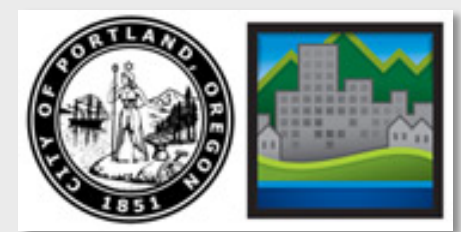
The CONTEXT – Policy

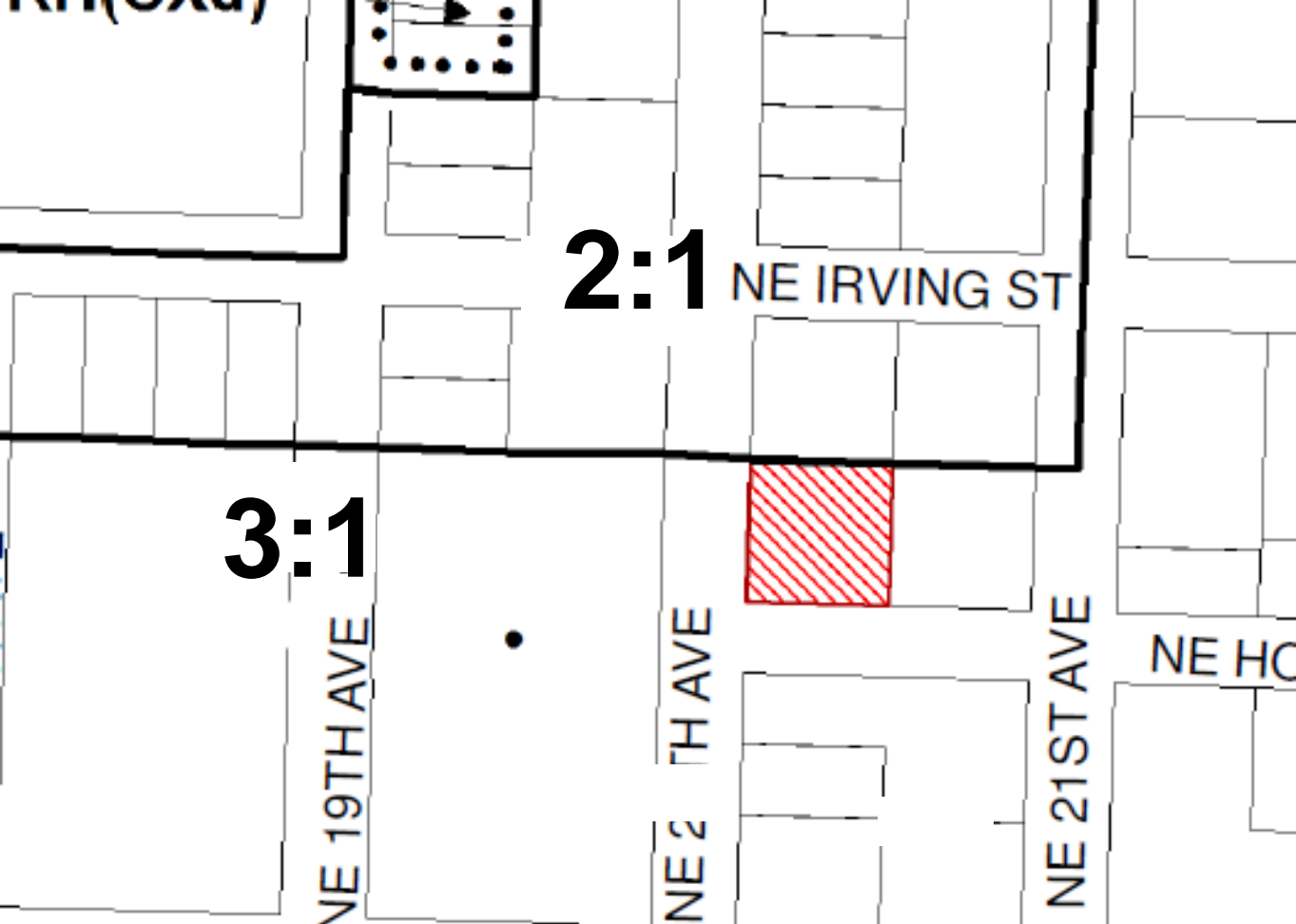
ZONING

FAR

HEIGHT

EXd, Central Employment
w/ Design Overlay





The **CONTEXT** – Policy

ZONING

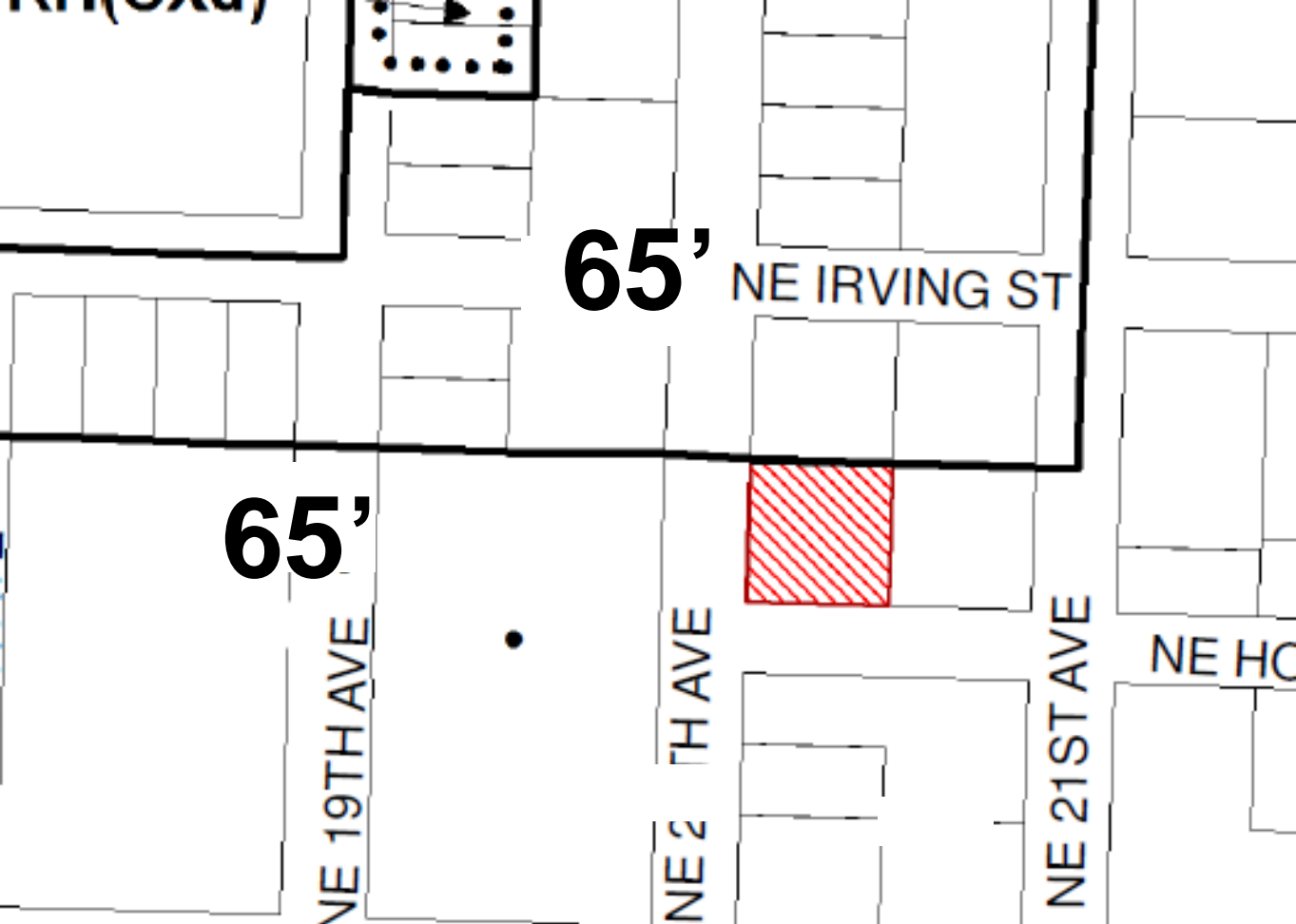
FAR

HEIGHT

EX Base Zone
 Transfer (Landmark)
 Max

3:1 (30,000 SF)
 3:1
6:1 (60,000 SF)





The **CONTEXT** – Policy

ZONING

FAR

HEIGHT

EX Base Zone

65'





STAFF ISSUES

(Staff Report)

Building Style, Massing and Orientation

Building Materials

Balconies

Oriel Window

Ground Floor Windows

Massing (monolithic cube) and material composition (fiber-cement panel as primary and metal as secondary) is too great a departure from the more traditional context of including simple, graceful structures of singular materiality (pre-cast concrete, brick, tile, cement plaster, stone and wood.)

Guidelines Not Met: *P1 Community Plan Area Character; D7 Blending into the Neighborhood and D8 Interest Quality and Composition.*





CEMENTITIOUS PANEL - TEXTURE/COLOR



METAL PANEL - TEXTURE/COLOR



CEMENTITIOUS PANEL - JOINT



METAL PANEL - JOINT

STAFF ISSUES

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Staff advises a simpler materials palate with less metal/cement panel and more masonry cladding; articulated/stepped back upper floor; and, additional upper-story amenity spaces and decks. As proposed, the design insufficiently draws on the areas desired characteristics and does not adequately incorporate elements of nearby quality buildings (articulated massing and masonry cladding).

Guidelines Not Met: *P1 Community Plan Area Character, D7 Blending into the Neighborhood*





STAFF ISSUES

(Staff Report)

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Building Materials

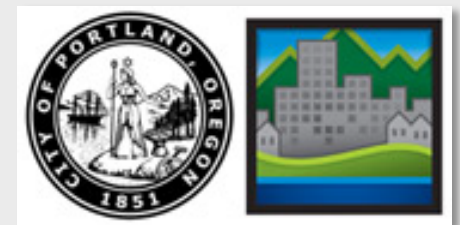
Balconies

Oriel Window

Ground Floor Windows

Lack of balconies and lack of articulation / detail on end wall.

Guidelines Not Met: *D8 Interest Quality and Composition.*





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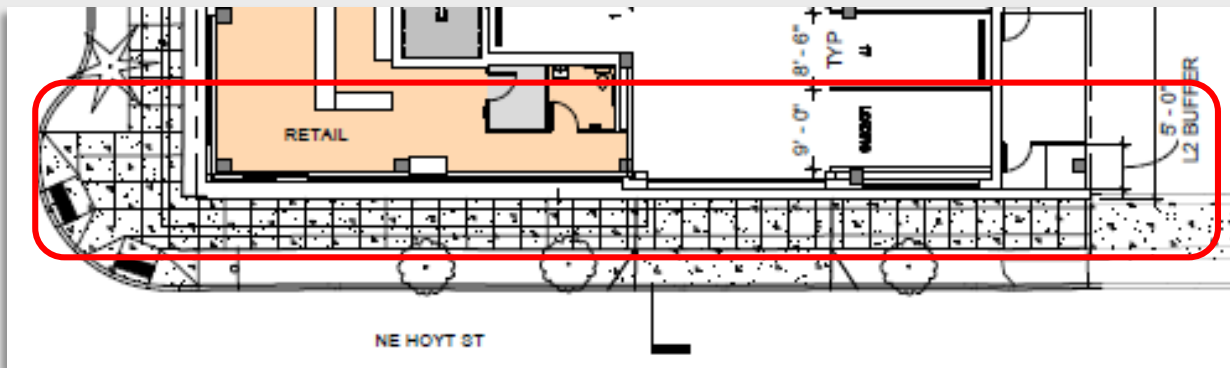
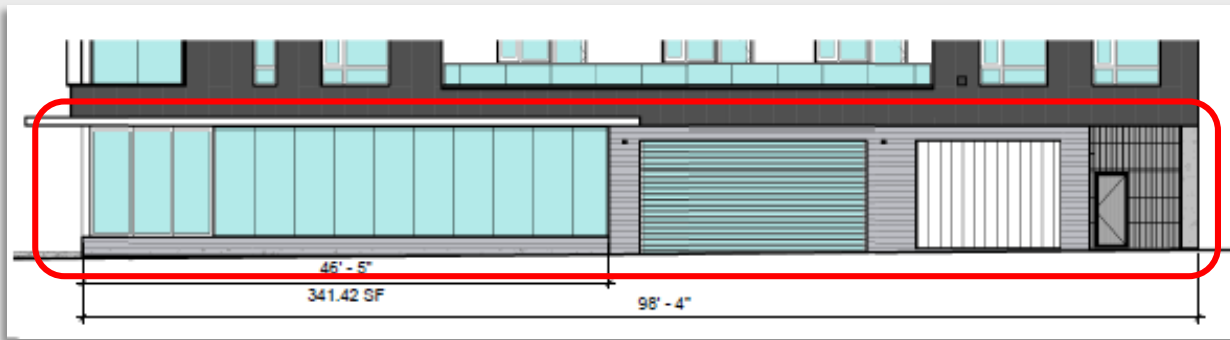
Ground Floor Windows

Oriel Code Guide – IBC 32/#1. F. Width – 12’ allowed, 27’ proposed.

The Oriel expression lacks contextual relevance, is out of alignment with the ground floor residential lobby and retail entry, appears volumetrically disproportionate to the corresponding NE Hoyt St recess, and does not serve to distinguish or better-organize program.

Guidelines Not Met: *P1 Plan Area Character, D7 Blending into the Neighborhood, D8 Interest, Quality and Composition.*





SOUTH ELEVATION

Façade Length	98'-4"
Standard (50%)	49'-2"
Proposed (47%)	46'-5"
Short	2'-9"

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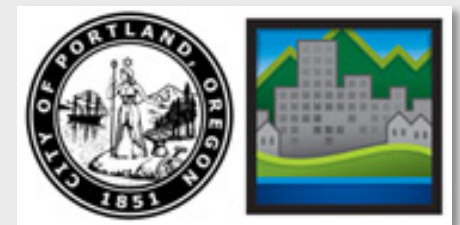
Oriel Window

Ground Floor Windows

Ground Floor Windows Modification

The proposed treatment of the NE Hoyt St elevation at the ground floor parking garage wall is not well enough detailed nor illustrated to determine that the proposed design treatment would sufficiently minimize negative impacts to the abutting public realm.

Guidelines Not Met: D4 Parking Areas and Garages, D8 Interest, Quality and Composition.



Staff Recommendation



denial

As outlined in the Staff Report:

DESIGN REVIEW DENIAL – *Of Project as Proposed.*
6-Story market rate mixed-use project citing findings that the project as proposed does not comply with all Approval Criteria.





questions

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6-Story market rate mixed-use project citing findings that the project as proposed does not comply with all Approval Criteria.

