



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

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MEMORANDUM

Date: March 18, 2016
To: Portland Historic Landmarks Commission
From: Tim Heron, City Planner – Urban Design
503-823-7726, tim.heron@portlandoregon.gov
Re: March 28, 2016 Historic Design Advice Request
EA 16-108208 DA – Pearl Building East

Please find plans attached for the Design Advice Request (DAR) for a potential mixed-use development in the NW 13th Avenue Historic District in the Central City Plan District. The ¼ block site is currently developed with surface parking.

DAR DISCUSSION ITEMS - Staff has identified the following potential areas of discussion for the March 28, 2016 DAR:

1. Overall scale and massing

- 6-story ¼ block building with setback penthouse
- End walls treatment in general; materials, patterning, windows, art option
- Differentiate window proportions on north side end wall; no windows, patterning

2. NW 13th Avenue loading dock frontage and NW Glisan frontage

- Dock heights of neighboring properties (2 blocks) a guide
- NW Glisan sidewalk-to-first floor base 3.5' to 7'; additional treatments?
 - base design/detailing
 - 17' tall garage door height, for commercial parking likely open during day
 - Modification to Ground Floor Windows will be requested for windows above 4'
 - Adjustment to Restricted Access Street for parking access along NW Glisan

3. Rooftop penthouse

- Design, materials, setback, window patterning
- Resulting penthouse height – two stair towers and elevators will create a larger footprint, heights

4. Building Windows

- Ground floor storefront design options; proportion of transoms
- Upper level proportions, material, operation

5. Materials and details

- Board form concrete base
- Brick proposed at standard sizing

For this proposal, the design review criteria are the *Central City Fundamental Design Guidelines and 13th Avenue Historic Design Guidelines* (copies attached).

Attachments: 11x17 drawings set dated March 28, 2016
Design Guidelines Cheat sheet for Central City Fundamental Design Guidelines
NW 13th Avenue Historic District Design Guidelines
Bureau of Planning and Sustainability GIS/LIDAR Height Map for NW 13th Ave HD