



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

FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

MEMORANDUM

Date: April 1, 2016
To: Portland Design Commission
From: Grace Jeffreys, Development Review
503.823.7840
Re: 16-121712 DA – NW 14th & Raleigh
Design Advice Request Summary Memo April 7, 2016

Overview

Attached, please find a drawing set and a CCFDG/River District Cheat Sheet for the Design Advice Request for a new 12-story building with ground-level lobby, commercial space and parking, and 93 affordable residential units above.

Context

The property is a vacant ¼ block site at the NE corner of the intersection of NW 14th and NW Raleigh. The surrounding area is developed with a mix of single story warehouse buildings, some of which house older industrial uses plus some recently converted to design and production spaces, as well as new multi-story housing developments. NW 14th Avenue is considered a Major City Traffic Street and a City Bikeway, and NW Raleigh is classified as Local Service for all modes of transportation. The site lies within the Northwest Triangle Pedestrian District.

The key components of the project are:

- *Ground Floor Retail.* A total of approximately 650 square feet of fronting NW 14th mid-block.
- *Auto Parking.* 15 ground floor parking spaces.
- *Bike Parking.* 161 residential long-term bike parking spaces (level 01, levels 02-12). The project is eligible to pay into the short-term bike parking fund.
- *Loading.* One (1) Std B loading stall – Intent to request Adjustment to 0.
- *Materials* include brick veneer on the ground floor and metal panel on upper floors. Canopies with wood soffits, aluminum storefront, VPI vinyl windows, glass railings (level 12).
- *Upper Floors.* 11 levels of apartments – 93 units, mix of 1 to 3 bedrooms.
- *Amenities.* Level 2 - outdoor and indoor play areas, community room and laundry. Level 12 - roof terrace.

Design Advice Topics

Below, staff has identified topics for inclusion in the DAR discussion. Please refer to the attached CCFDG/River District Cheat Sheet for a summary of cited guidelines.

1. Ground Floor Active Use, Guidelines A8, C9, C9-1

Though not identified by Map 33.510-7 as requiring ground floor active use, numerous guidelines encourage this. Proposal shows about 35% of the NW 14th frontage would meet active use standards, and less than 15% of the Raleigh façade would meet these.

2. Ground Floor Windows. Guidelines A8, B5, C1

Standard requires 50% wall length and 25% ground floor wall area to be glazed. While proposal meets this standard on NW 14th, on NW Raleigh if the bike room is included in the calculations, about 50% wall length and 37% ground floor wall area to be glazed. If the bike room is not included in the calculations, about 10% wall length and 8% ground floor wall area to be glazed.

3. Quality & Materials, Guidelines A5-1, C2, C4

Guidelines ask for quality and permanence in development. Metal buildings are a concern due to oil-canning and other detailing failures. The proposed metal skin must be of the highest quality, have no exposed fasteners, be thick enough and/or corrugated (box ribbed, chevron, etc) to stop any potential oil-canning, and be detailed to maintain lasting quality. The proposal has metal panel with a slim dimple at mid-point, and shallow fins at joints and openings. Similar approved proposal had a greater depth of chevron profile, and more pronounced size of fins at panel joints and openings, creating a stronger framing detail.

4. Design & Coherency, Guidelines A5-1, C5, C8

Guidelines ask for integration of elements to achieve a coherent expression. Proposal has multiple elements competing, oversized oriels, scale changes unrelated to program and a compressed ground floor.

Potential Modifications/Adjustments/Design Exceptions

MOD 1 Ground Floor Windows (33.140.230)

Required: 50% wall length, 25% wall area.

Proposed: Approx. 50% length and 37% wall area on NW Raleigh
Approx. 10% length and 8% wall area on NW Raleigh

MOD 2 Long-term Bicycle Parking Spacing (33.266.220.C)

Required: 24" spacing

Proposed: 18" spacing, 6" vertical stagger

MOD 3 Height (33.510.210, Map 510-3, per 33.510.205.H.2) May be approved as Mod though DR

Maximum: 100'

Proposed: 129'-8" T.O.P.

ADJ 1 Loading Standards (33.266.310.C)

Required: 1 Std. B

Proposed: None

Design Oriel Windows

Exception Maximum: 12' maximum width allowed of projecting element

Proposed: 30'-3" width of projecting element on NW 14th, 50'-0" on NW Raleigh

Design Garage Door Setback

Exception Required: 20' from edge of frontage

Proposed: Approx. 2' from edge of frontage

The review standards and criteria are the Central City Plan District (Chapter 33.510) and Central City Fundamental Design Guidelines and River District Design Guidelines (tabular summaries of which are attached to this memo).

Please contact me with any questions or concerns – 503.823.7840 | grace.jeffreys@portlandoregon.gov

Attachments: Central City Fundamental / River District Design Guidelines