



City of Portland Bureau of Development Services

*Staff Presentation to the
Portland Design Commission*

**Type III Design Review with
Modifications and Adjustment request**

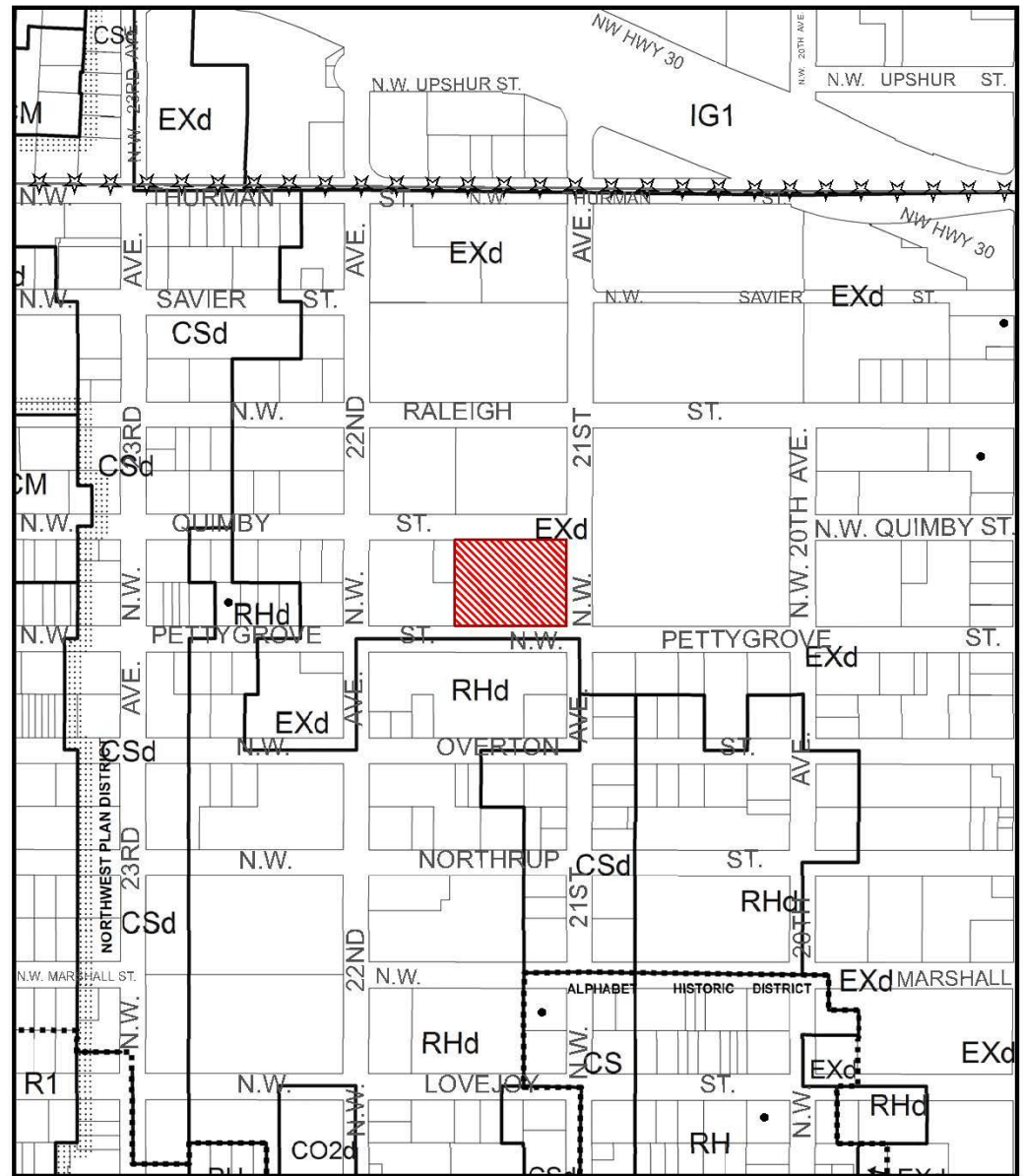
LU 14-176986 DZM AD

2120-2140 NW Quimby

September 25, 2014

Zoning

- EXd – Central Employment with Design overlay
- Northwest Plan District
- 45' Height limit, but eligible for bonuses (up to 75' if 50% of floor area is residential)
- 3:1 FAR total, but eligible for bonuses; 1:1 max. FAR for non-residential
- Community Design Guidelines
- 33.825.040
- 33.805.040



ZONING

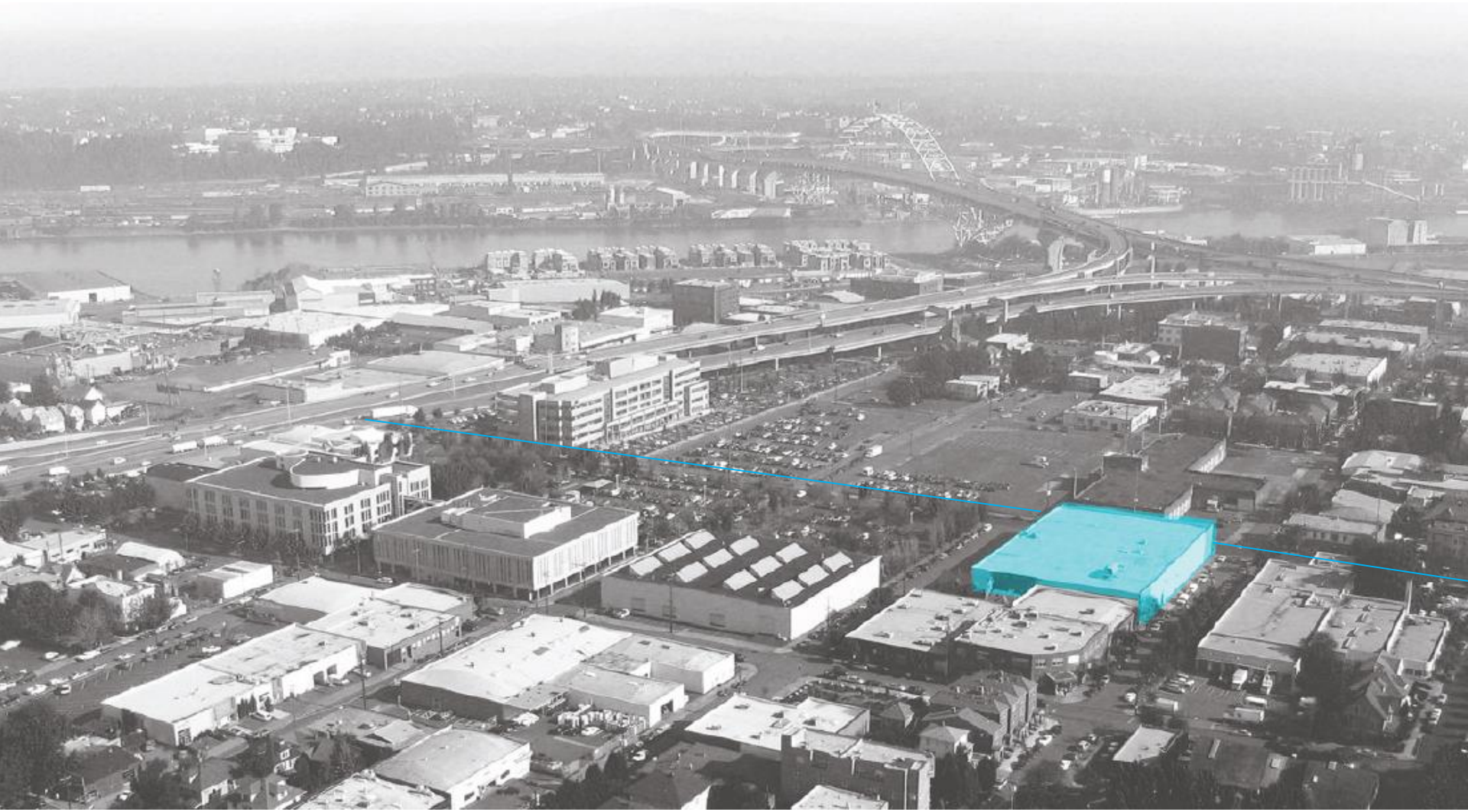
- Site
- Historic Landmark



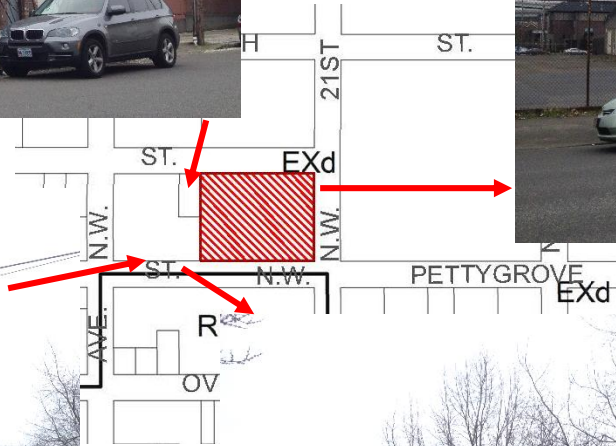
This site lies within the:
NORTHWEST PLAN DISTRICT

File No.	EA 14-112370 DAR
1/4 Section	2927
Scale	1 inch = 300 feet
State_Id	1N1E33BA 5800
Exhibit	B (Feb 05, 2014)

Vicinity



Neighborhood Context



Site Photos



Proposal Summary

7-Story Mixed-Use Building

- 162 dwelling units, 15,062 sf of ground floor retail, and 11,125 sf of 2nd floor office
- 104 residential parking spaces with two separate garages; one Standard B loading space
- 183 long-term & 15 short-term bicycle parking spaces required;
- Proposed exterior materials include tilt-up concrete, metal panel, plaster, aluminum storefront, aluminum-clad wood windows & doors, & vinyl windows and doors
- Landmark FAR transfer of 24,721 square feet

Modifications

- Reduce 50% maximum 10' setback requirement along NW Quimby to 17% and reduce 100% maximum 10' setback requirement along NW 21st to 83%;
- Increase maximum height from 75' to ~79';
- Reduce required ground floor windows length from 50% to 20.8% and area from 25% to 18.5% on Pettygrove; and
- Reduce size of loading space from Standard A to Standard B

Adjustment

- Increase the allowable square footage of retail uses along western property line from 3,000 sf to 10,680 sf

Previous DAR comments

- Preserving the building in place does not outweigh the City's needs with regard to development of the overall pedestrian plan (3' dedication on 21st) or the responsibilities of the applicant to design exceptional urban spaces – retention of the existing building was working against these priorities;
- Suggested exploring the possibility of not retaining the warehouse;
- Length of façades was problematic – suggested significant breaks in the façade, particularly on Pettygrove;
- First priority is to create great urban edges, everything else is secondary;
- Size, depth, and proportions of Quimby plaza edge were discussed and the Commission expressed a desire to see precedent images of similarly-scaled plaza in order to show diversity and convince the Commission that the scale is appropriate.

NW Pettygrove Rendering



NW 21st Rendering



NW Quimby Rendering

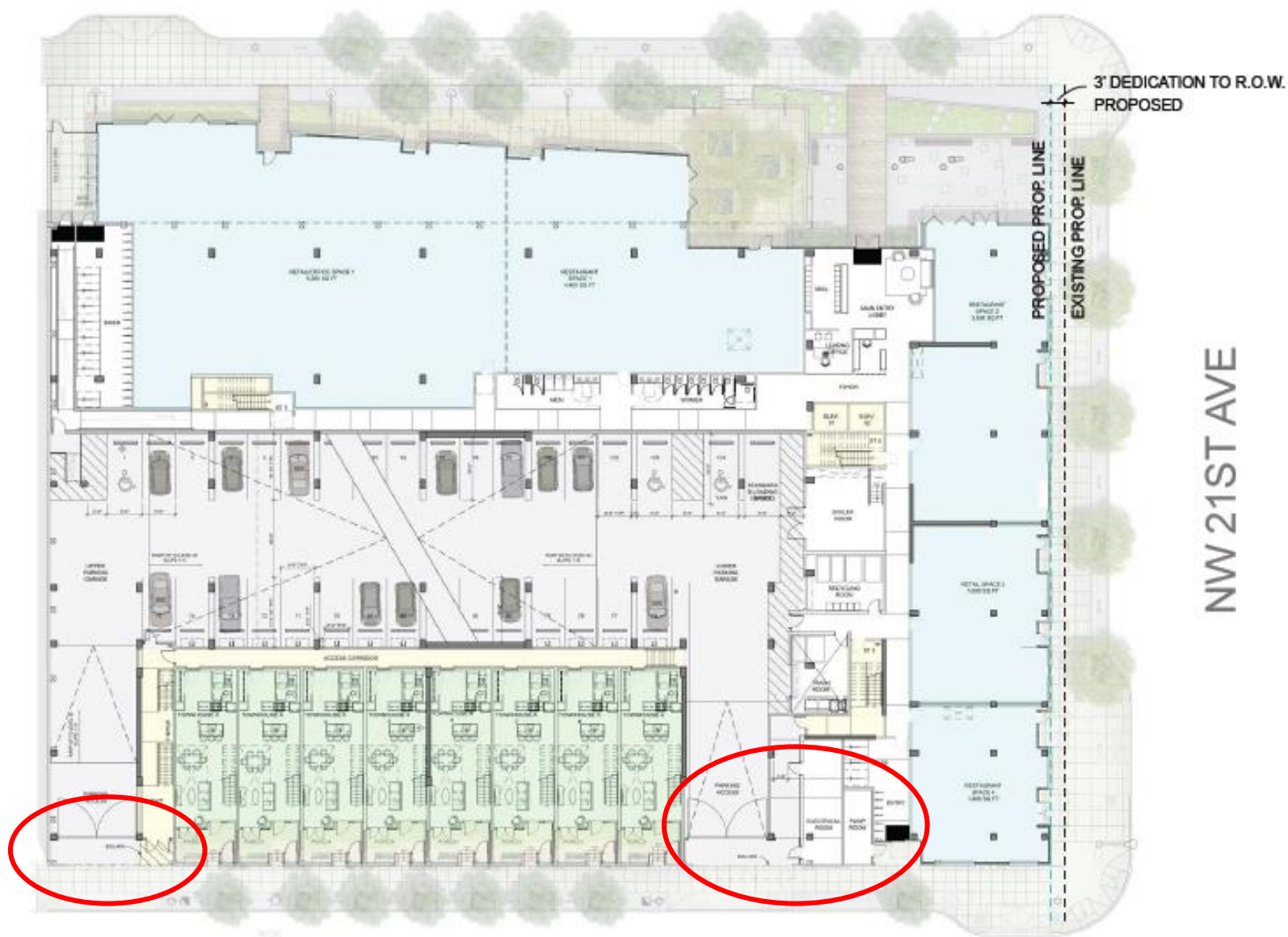


NW QUIMBY ST



NW PETTYGROVE ST

Proposed Site Plan NW QUIMBY ST



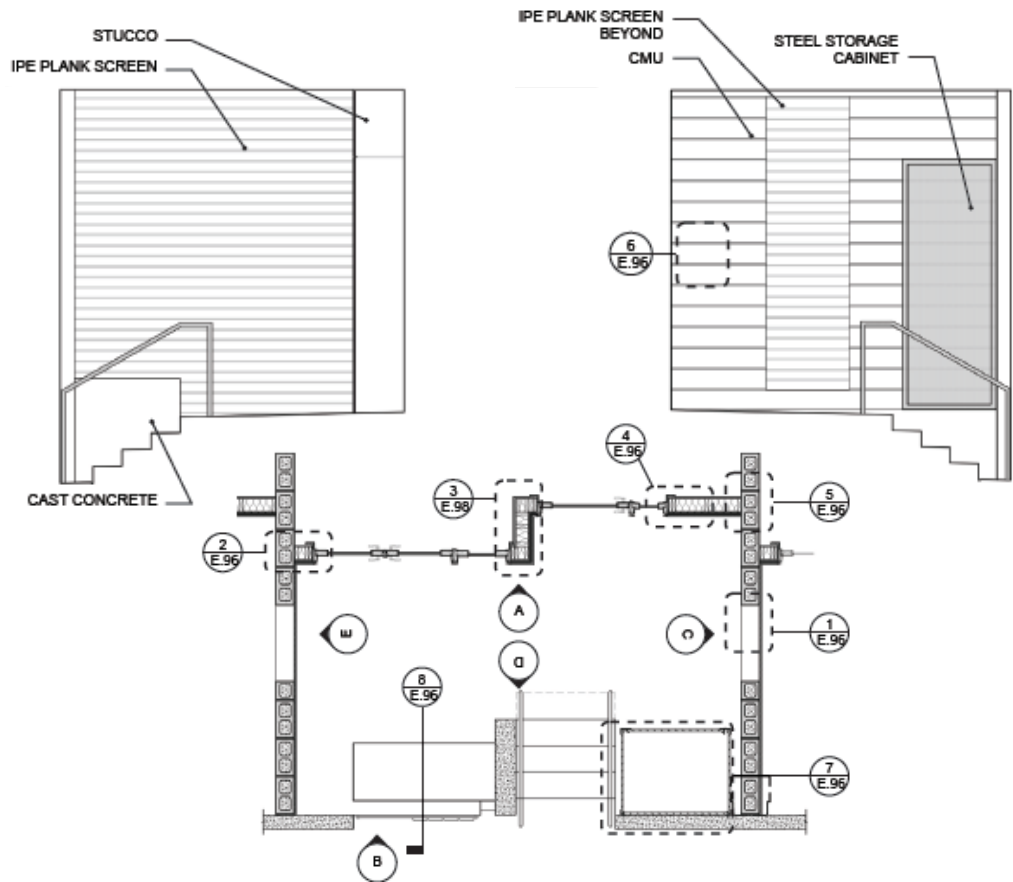
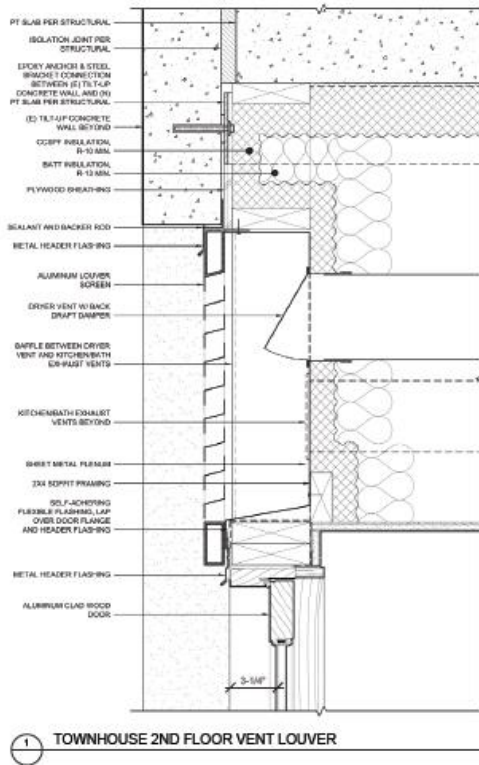
NW PETTYGROVE ST

NW 21ST AVE

Equitable Access



Design Details



Modification - Setbacks

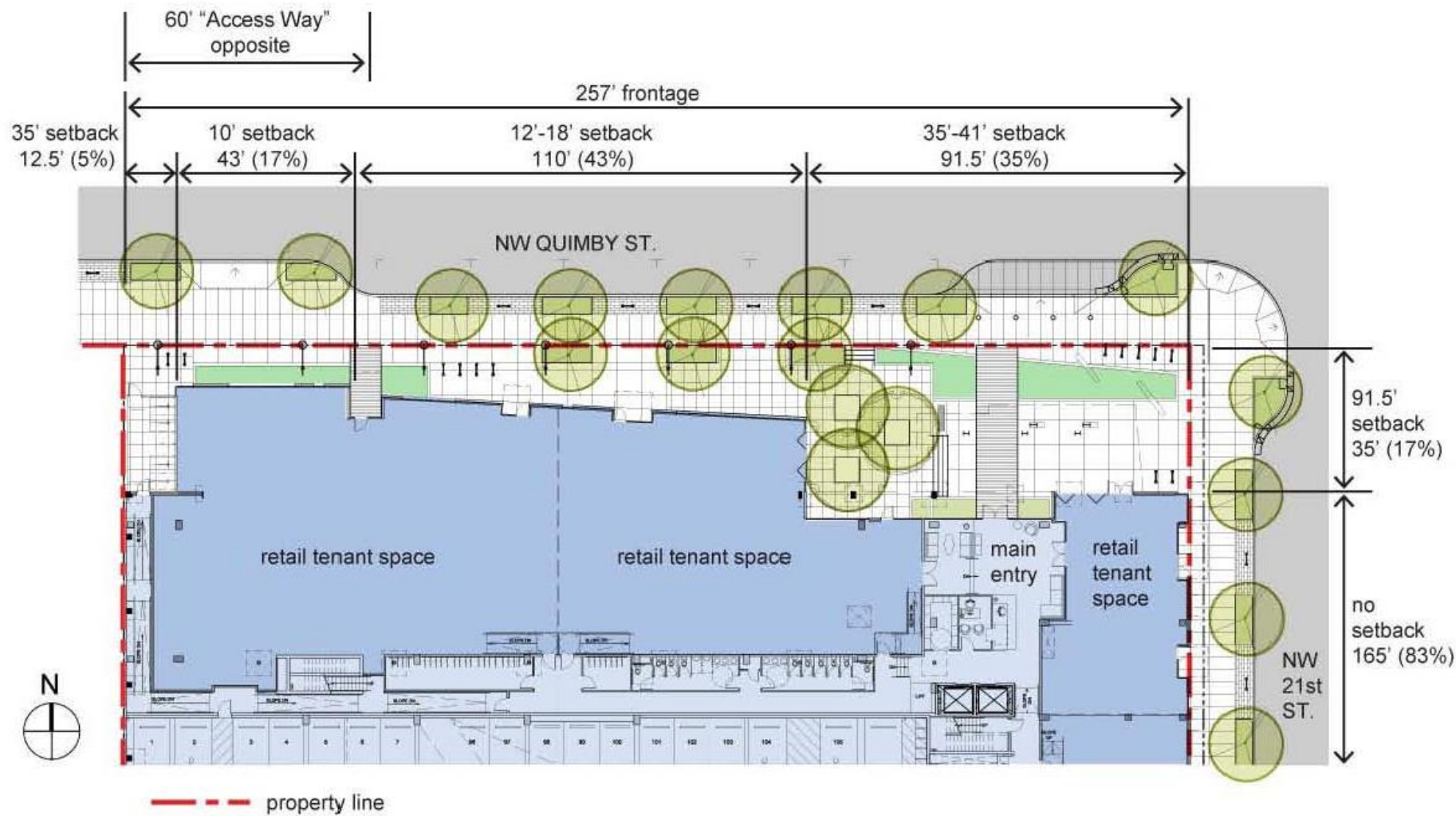
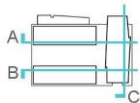


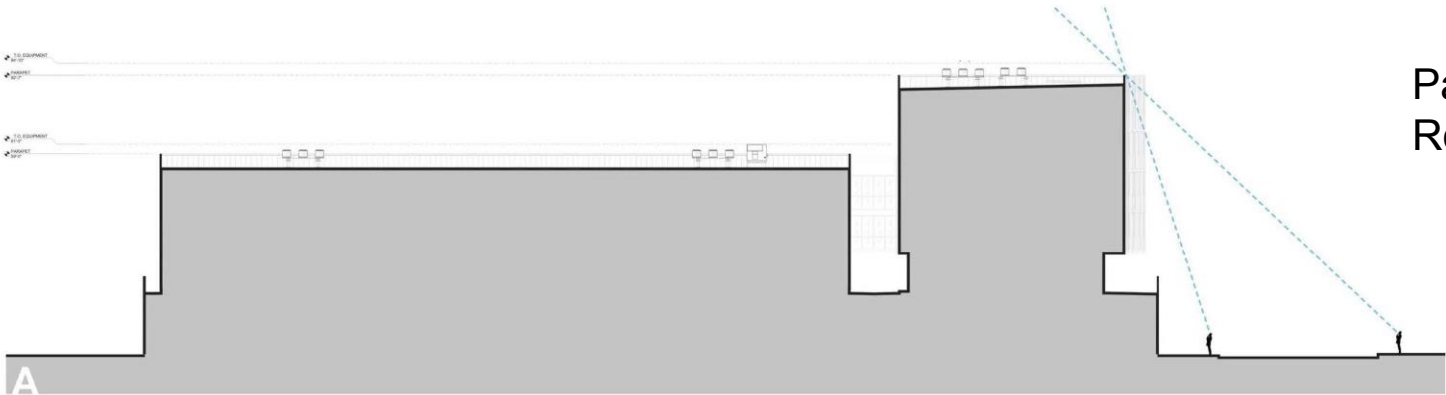
Diagram: illustration of proposed setback distances and relative proportion of façade along NW Quimby St. and NW 21st Ave.

Modification - Height

roof sections mechanical equipment



Parapet: 78'-10"
Roof deck: 75'-4"



Rooftop Section, Looking North



Rooftop Section, Looking South

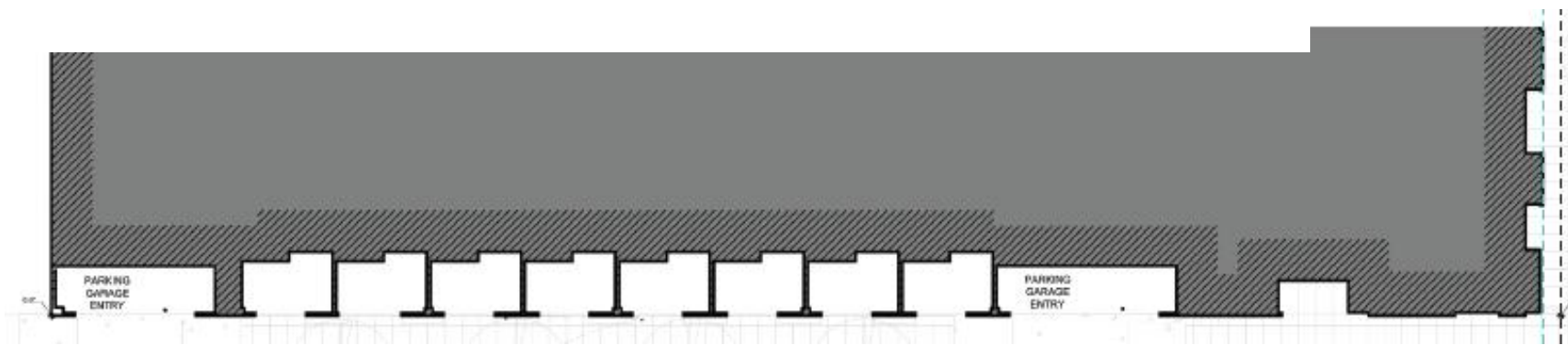
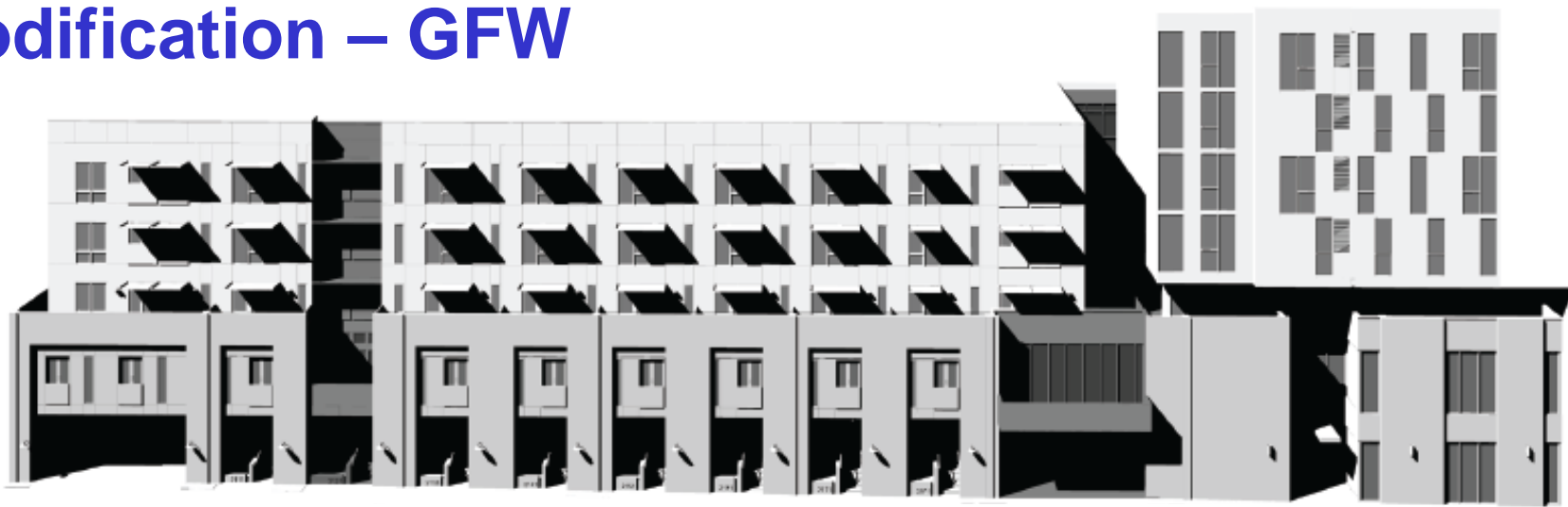


Rooftop Section, Looking West

Roofing material will be black EPDM membrane. All mechanical equipment will be painted black to match. Most equipment and vents will be shorter than the parapet.



Modification – GFW

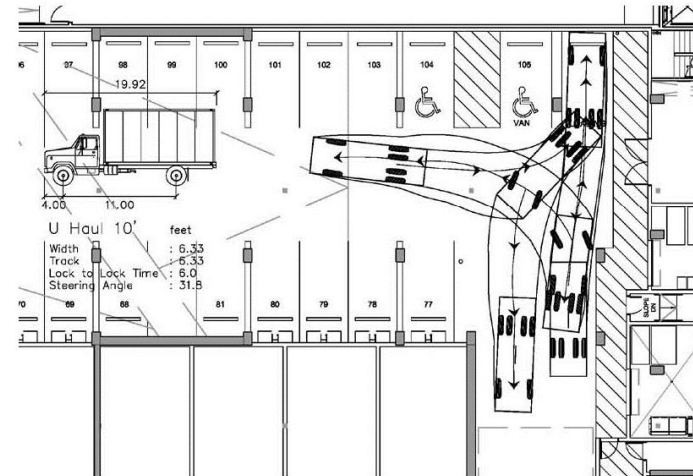
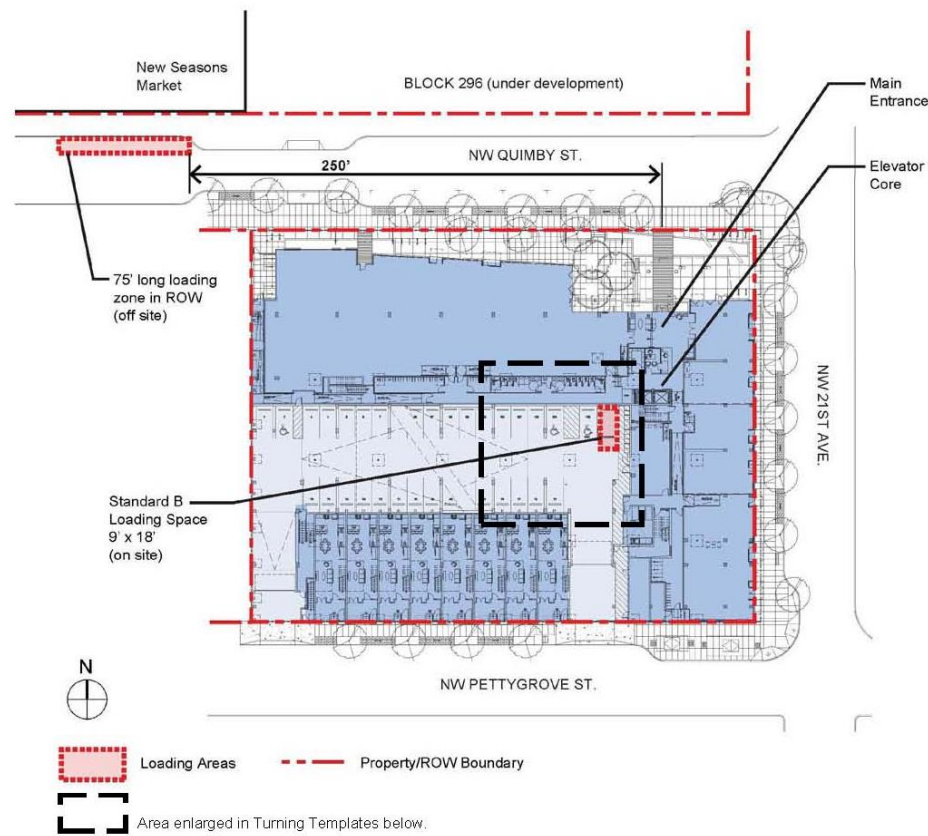


NW PETTYGROVE ELEVATION

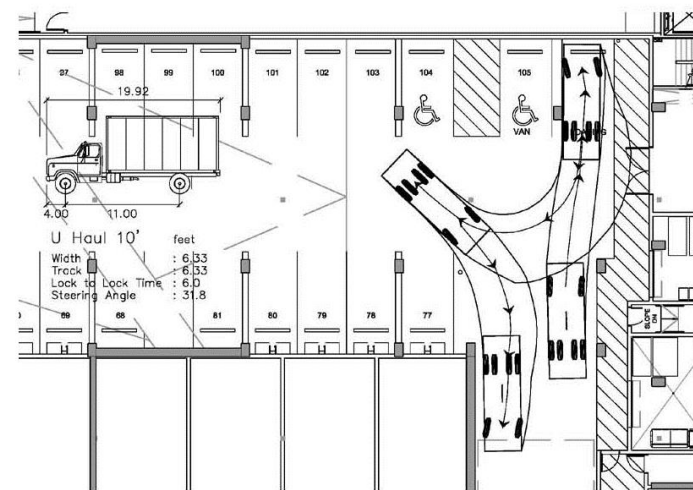
total glazing length: 25'-0" (20.8%) total glazing area: 235 sq ft (18.5%)

applicable facade: 120'-0" length; 1,270 sq ft area

Modification – GFW



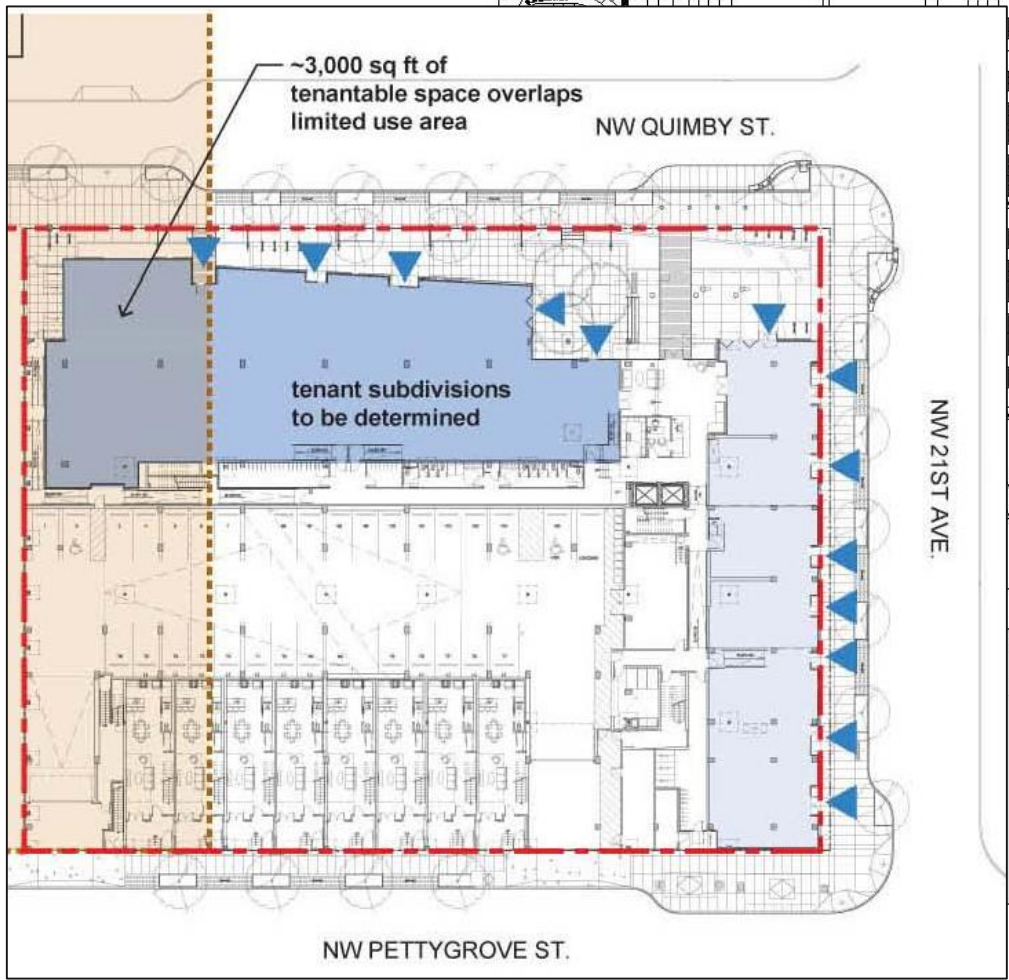
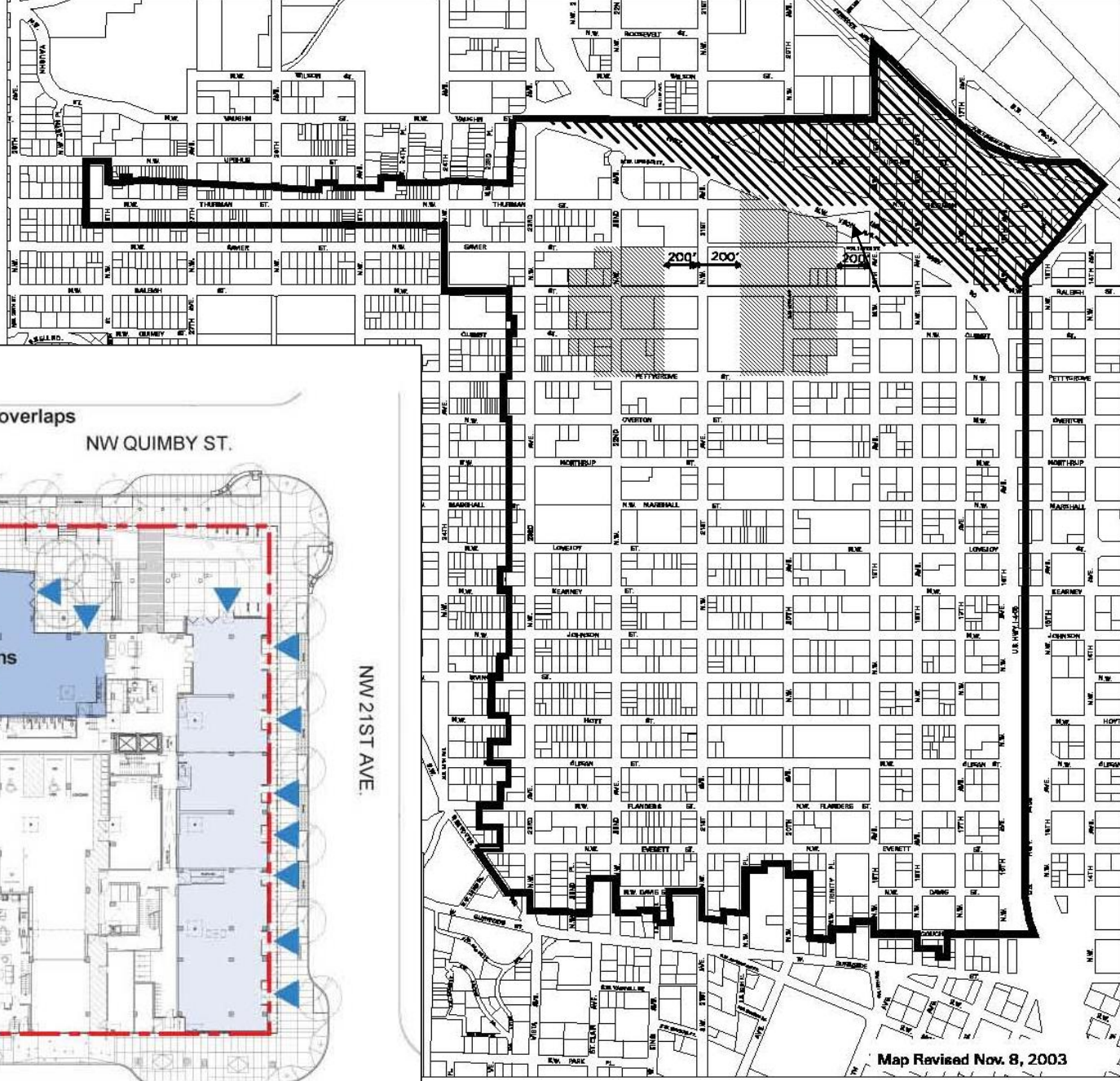
Turning Template 3: 10' UHaul Trailer
Exit turn starting after vehicle is outside the loading zone.



Turning Template 4: 10' UHaul Trailer
Exit turn starting before vehicle is outside the loading zone (encroaches into striped area).

Adjustment

- ▶ proposed entrance to tenantable space(s)
- proposed affected tenantable retail & service area (10,460 sf)
- other tenantable retail & service area (10,460 sf)
- ▭ limited use area boundary
- - - property/ROW boundary



Areas for Discussion

Specific design advice requested for:

1. Length of Pettygrove Façade

Two separate garage entries and depth of garage access gate

** Pettygrove requires Modification to ground floor windows standards*

2. Equitable Access at Quimby Plaza

3. Design Details

Vents in plane of metal panels

Materials at townhouse porches

Color shifts in plane

4. Adjustment to Maximum Retail Use Limitation

Retail space along western edge shown to be a maximum of 10,680 sf;

3,000 sf allowed

end of staff presentation