



**City of Portland, Oregon**  
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**Land Use Services**

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## MEMORANDUM

**Date:** December 1, 2014  
**To:** Portland Design Commission  
**From:** Staci Monroe, City Planner – Urban Design  
503-823-0624, [staci.monroe@portlandoregon.gov](mailto:staci.monroe@portlandoregon.gov)  
**Re:** December 11, 2014 Design Advice Request  
EA 14-227891 DA – SW 4<sup>th</sup> & Harrison

Please find exhibits attached for the Design Advice Request (DAR) for a potential mixed use development at the northeast corner of SW 4<sup>th</sup> and Harrison in the South Auditorium and Central City plan districts.

**PROPOSAL** - The proposal includes the following:

- 15-story building, which is at the maximum 175' height limit (additional height is not allowed through a Modification).
- 9:1 FAR proposed, which exceeds the 6:1 allowed, is achieved with a 3:1 bonus FAR for residential floor area.
- Approximately 400 residential units (student housing) on the upper floors and 30,000 SF retail (potential grocer) at the ground level.
- Below-grade parking for 158 vehicles for both uses and one at-grade loading bay, both accessed from SW 4<sup>th</sup>.
- U-shaped building with outdoor amenity spaces at the 2<sup>nd</sup> and 15<sup>th</sup> floors.
- Building's exterior would include metal panel, aluminum window wall system, and clear and metal spandrel.
- Minimum building setbacks, which are unique to the South Auditorium Plan district, apply to all frontages (SW 4<sup>th</sup> - 6' with L2 landscaping, SW Harrison - 15' with L2 landscaping, both pedestrian mall frontages - 6' with L1 landscaping). Current proposal meets these setbacks along the majority of the frontages, however, Modifications to the depth of the setback at the southwest corner where the property line curves and for landscaping component on SW 4<sup>th</sup> and Harrison would be necessary.
- Potential Modifications to 1) setback depth at the southwest corner, 2) landscaping within the setbacks along SW 4<sup>th</sup> and Harrison and 3) ground floor windows along both pedestrian mall frontages.

**DAR DISCUSSION ITEMS** - Staff has identified the following potential areas of discussion for the December 11<sup>th</sup> DAR:

1. **Halprin Open Space Sequence** - Project's response to the abutting pedestrian mall and Pettygrove Park along the north and east frontages. The pedestrian mall and park are included in the Halprin Open Space Sequence, which was recently designated as a historic district (copy of the nomination attached). The proposed treatment is a greenwall and parking garage wall for approximately 400 lineal feet of open space frontage. A notch has been recently added for a bike entry to respond to this adjacency.

- 2. Garage & loading bay** – Site is constrained for vehicle and loading access. BDS and PBOT Staff are looking for feedback on the proposed location off of SW 4<sup>th</sup> given access challenges of the site.
  - SW Harrison is an Access Restricted Street, has a center median and a Streetcar line. With these conditions, loading is not feasible and parking access would be limited right-in and right-out.
  - SW 4<sup>th</sup> is 3-lanes wide, one-way north with Streetcar lines in both directions. Loading and parking are both proposed off of SW 4<sup>th</sup>.
- 3. Overall building form & scale** - In terms of the South Auditorium plan district towers.
- 4. Composition & coherency** – Relationship of proposed building facade to the simple composition of nearby contextual towers.
- 5. Material quality** - Expectations of a metal panel system and other materials.
- 6. Ground level hierarchy and entries.**

Staff has received one public comment in response to the proposal, which has been attached. The design review approval criteria for this project will be the *Central City Fundamental Design Guidelines*, a summary of which has been provided for your convenience.

Please contact me at 503.823.0624 with any questions or concerns.

Attachments: Applicable Design Guidelines  
Halprin Open Space Sequence Historic District Nomination  
Public Comment received 11/25/14