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Land Use Services

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MEMORANDUM

Date: May 29, 2015
To: Landmarks Commission
From: Kara Fioravanti, Land Use Review, 503-823-5892
Benjamin Nielsen, Land Use Review, 503-823-7812
Re: EA 14-234834 DA – Restoration Hardware
Design Advice Request, June 8, 2015 hearing

Project Summary

Please find the attached *revised* drawing set for the 2nd Design Advice Request for a new retail building for Restoration Hardware in the Alphabet Historic District and Northwest Plan District at the intersection of NW 23rd Avenue and NW Glisan Street. The 1st Design Advice hearing occurred on April 13, 2015, and a memo summarizing the Commission's feedback is attached.

As at the first hearing, the project proposes the demolition of two existing one-story, noncontributing buildings and a parking lot and the redevelopment of a 150' x 100' parcel, zoned CS, at the southeast corner of the intersection with a new three-story building plus penthouse. The revised design includes a new courtyard facing NW 23rd Avenue and two stepped-down, two-story building wings with roof decks and canopies on either side of the courtyard. The main mass of the building is still three stories tall with a large roof deck. The roof will also include a partially-enclosed canopy and four trellis structures, and it will be entirely used as exterior display area. Projections above the roof ring the south and east sides of the building.

Aside from the courtyard, the building is proposed to sit at the existing street lot line along NW 23rd Avenue. It will be partially setback from NW Glisan Street behind a narrow landscape strip. Vehicle parking (20 spaces) and long-term bike parking (4 spaces) as well as one 10' x 35' loading space are proposed below grade and will be accessed via a driveway from NW Glisan Street. To the east of the driveway ramp and next to the adjacent RH-zoned property, a stormwater planter landscaped to the L4 standard is proposed.

The applicant has also provided additional sketch studies of various elevation alternatives considered leading up to this hearing. Some of these changes respond to the direction provided at the last hearing; though staff still believes that some of the original issues identified by staff and the Commission at the last hearing still need to be addressed.

Areas for discussion on April 13, 2015

- Building Form. Is the courtyard contextual for a retail building on NW 23rd Avenue?
- Building Height and Roof Area.
 - The maximum height allowed for this parcel is 45' and the maximum FAR allowed is 3:1.
 - The proposed building will be 47' to the top of parapet, 57'-6" to the top of the stair penthouse (the open air pavilion is just under the penthouse height), and 61' to the top of the elevator overrun; a Modification to the height standard is therefore requested.

- With the reorientation of the roof elements and less roof surface area, is the roof too crowded given the extent of the height Modification requested?
- Ground Floor Windows and Ground Level Activation.
 - The ground floor window standard (zoning code *Section 33.130.230*) requires glazing along 50% of the length of the NW 23rd Avenue façade (48% is proposed) and 25% of the length of the NW Glisan Street façade (47% is proposed).
 - The applicant has requested, at the front of the drawing packet, a Modification to the length standard on both NW 23rd and NW Glisan, though the Modification is actually only required along NW 23rd Avenue. The revised proposal now meets the standard on NW Glisan Street.
 - Does the design respond well to the grade change along NW Glisan?
 - Is the landscape setback along NW Glisan Street appropriate for this district?
- Hierarchy of Elevations. The revised proposal has responded to the previous comments regarding hierarchy, and the designs of the west, north, and east elevations are now more distinct; however, staff still believes the north elevation (facing NW Glisan Street) should be more balanced without a prominent central 3-story notch. Staff also believes that the east elevation should have additional windows to alleviate the amount of blank wall facing the residential area and westbound traffic on NW Glisan.
- Parking and Loading.
 - The current proposal maintains the exposed driveway to the below-grade parking and loading areas. The applicant has not provided any more information about the quality of materials or detailing.
 - A Modification will still be required for the loading space since it does not meet the forward loading requirements.
- Exterior Display Areas.
 - The rooftop exterior display area (or any other exterior display area) is not allowed in the CS zone. An Adjustment to the standard would be required.
 - Is this still acceptable on the roof given the proposed change in the roof design?
 - Outdoor display areas will also be provided on the two, lower roof decks facing NW 23rd and in the proposed courtyard. Are these acceptable Adjustments?
- Exterior Materials & Detailing.
 - Does the building still read as branded architecture?
 - Staff believes that the proportions of the windows on the second and third stories of the west elevation (facing NW 23rd Ave) are out of scale with the building.
 - The revised proposal now includes some canopies along the ground floor of NW 23rd and around the corner on NW Glisan. Sunshades and Juliette balconies are still present on the upper stories of the west, north, and east elevations.
- Transformers, Vaults, Bike Parking. The revised proposal has not yet indicated the locations of any proposed transformers, vaults, or short-term bike parking.

Approval Criteria

The design review criteria are the Historic Alphabet District: Community Design Guidelines Addendum and the Community Design Guidelines. The Modifications approval criteria are listed in *Section 33.846.070* of the zoning code. The Adjustment approval criteria are listed in *Section 33.805.040*.

Please contact me with any questions or concerns.

Attachments: 1st DAR Summary dated 05/08/2015