



City of Portland, Oregon
Bureau of Development Services
Inspection Services - Land Use Services
FROM CONCEPT TO CONSTRUCTION

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MEMORANDUM

Date: August 10, 2015
To: Portland Design Commission
From: Hillary Adam, BDS, Land Use Services
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Re: 15-125245 DA – Block 290
3rd Design Advice Request Memo August 20, 2015

Attached is a drawing set for the 3rd Design Advice Request for the proposal of a new mixed-use development consisting of 2 buildings arranged around a public square, all to be located at the southwest corner of the 460' x 460' property. The proposal is much similar to what was reviewed at the 2nd Design Advice on June 11th with the following exceptions: 1) garage access has been relocated from NW Pettygrove to NW Quimby, 2) additional information is presented for the proposed design of NW Quimby, and potential Master Plan Amendments and Standard Modifications are addressed. In addition, a second option "B", which meets all Master Plan requirements, is presented for comparison, as are solar studies for the proposed development vs. the same footprint with reduced building heights.

At the April 23rd Design Advice hearing, the Design Commission initially stated that they did not support development in the "pedway", meaning the 60-foot-wide parcel at the west end of the neighborhood park. Eventually, the Commission softened their position and expressed a preference for a majority of the western 60-foot-wide portion of the Neighborhood Park to be designed as open space in order to continue the north-south circulation pattern of the Con-way Master Plan area. A summary of the April 23rd DA comments are attached for your reference. The applicant pushed the ground level of the building within this area to be aligned with the center of the accessways to the north. At the June 11th DA, members of the Commission present still believed that the encroachment into the Neighborhood Park was significant and difficult to support without evidence of neighborhood support. A summary of the June 11th DA comments are attached for your reference.

The character of the architecture is envisioned to be relatively the same as what was seen on April 23rd but is not rendered as such in order to focus on building location, massing, and open space character.

The review criteria are the [Community Design Guidelines](#) and the [Con-way Master Plan Design Standards and Guidelines](#) (linked here). Staff will also have copies available at the hearing.

Areas for discussion on August 20, 2015:

North/South connection facing Neighborhood Park. Map 05-8 of the Con-way Master Plan shows a 260' x 200' Neighborhood Park to be provided directly east of the 200' x 200' area dedicated for a "Square and Associated Development". This map is provided on page 10 of the applicant's drawing set. The applicant owns the western 60 feet of the area shown as Neighborhood Park and their current preferred option shows the ground floor eastern building edge extending 30 feet into this 60' wide parcel, with an upper-level overhang extending an additional 12' into this area; the April 23rd DAR plan showed the building extending the full 60 feet. As noted previously, the Con-way Master Plan requires that any removal of dedicated open space, such as is currently proposed, must be processed through a **Master Plan Amendment**, amending the Open Space Plan on Map 02-2.

Staff notes that the current proposal allows for continuation of the pedestrian accessways to the north, provides a visual terminus for the accessways, and allows for the square to still achieve its desired qualities, although with a slight reduction in total area. Staff notes that this 60'-wide parcel is not an accessway and therefore is not subject to the standards and guidelines of the accessways. Therefore, this area of the development should be considered on its merits with an understanding of the existing and future context.

Quimby. Since the June 11th DA, the applicant has developed the design on NW Quimby which allows a better understanding of this space. In addition, the garage access, previously located at NW Pettygrove has been relocated to NW Quimby. The design of Quimby shows a curb-less one-way street which has been narrowed from 60' to 49' at the ground level and 45' at upper levels due to the building's encroachment into this area. Because of the additional design development, it is now rather easy to see that garage access on Quimby will present significant issues, particularly on festival days; see page 46. Garage access on Quimby will result in either increased pedestrian-vehicle conflicts or residents being unable to access the garage during festival days. As such, while a Master Plan Amendment is necessary to allow garage access from Pettygrove, staff strongly supports such an Amendment and does not support garage access from Quimby. Staff also requests the Design Commission's comments on whether or not the building's encroachment 11' to 15' into the Quimby parcel is supported, as this encroachment will require a **Master Plan Amendment** to the Open Space Plan shown on Map 02-2.

Public Square. At the April 23rd DA, the public and Commission agreed that maximum sun exposure on the square was desired and suggested the massing should be 6 stories at the north, 5 on the east, 4 on the south and 3 on the west. Solar studies have been provided that show there is minimal difference in the amount of sun on the square with the proposed massing versus a massing of 6-5-4-3. At the June 11th hearing, one Commissioner requested that staff verify the solar studies through its own investigation; however, as of the time of this memo, staff has not had the opportunity to perform this study. The applicant has stated that the difference in shadow is minimal between the proposed development and the development with lower building heights while the impact to the feasibility of the project is significant. Staff would appreciate firm responses from the Commission on whether or not the proposed heights are acceptable.

Master Plan Amendments and Modifications. As has been noted, several Amendments and Modifications may be necessary for the current proposal. These are listed below and explained on sheets 25-26 of the drawing set.

Amendments –

1. Map 05-1 Maximum Height – to establish maximum building height within the westernmost 60' of the Neighborhood Park and within NW Quimby.
2. Map 02-2 Open Space Plan and Map 04-7 Open Areas – to remove designated open space from the Con-way Master Plan.
3. Map 05-6 Standards on Streets and Open Spaces – to move the blue line indicating the building edge facing the Neighborhood Park. This Amendment would be included as part of Amendment #2 and is not actually separate; however is listed separately here for consistency with the applicant's drawing set.

(Prior discussions have also suggested potential Amendments to Map 05-1 Maximum Height to increase the maximum allowable height at the northeast corner of the subject property and to Map 06-1 Possible Future Underground Garage Locations and Access.)

Modifications –

1. Standard 7.D.1 and 7.D.2 – to reduce the required clearance for retail spaces to less than 16' in some locations and to reduce the required retail depth from 50' to 43' to 47'.
2. Standard 8.F – to not provide a 5' setback at the top floor of buildings above 75'.
3. Standard 10.B, 10.C, and 10.E – to reduce the size of the square from 16,000sf to 15,165sf, to reduce the clearance of the ground level connection between the square and the park from 25' to 20', and to not provide a top floor setback equal to the height of the top floor of the buildings located in the area limited to a 47' height limit (see Height Map on sheet 26).

Please contact me with any questions or concerns.

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