

application

PROPERTY: 1417 NW 20TH AVE. PORTLAND, OREGON
RE: APPLICATION FOR DESIGN ADVICE REQUEST
SUBMITTED: AUGUST 20, 2015

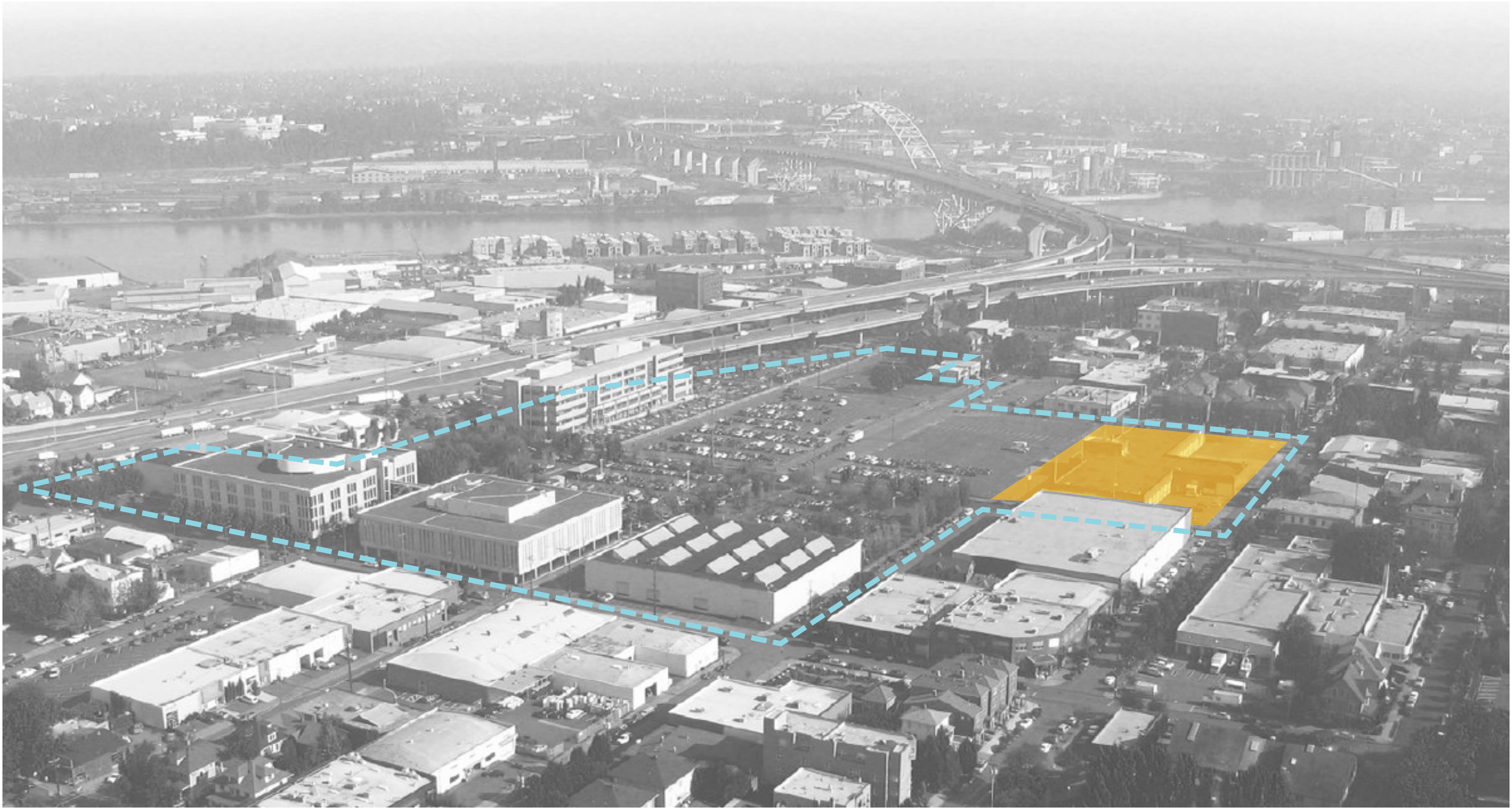
project team

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site location



OVERHEAD PHOTO LOOKING NORTHEAST TOWARD THE FREMONT BRIDGE

site context



neighborhood interlock



NW masterplan | design standards



1. MAXIMUM HEIGHT

The maximum building heights comply with the Master Plan.

2. MAXIMUM AND MINIMUM FLOOR AREA RATIO AND USES

2.A. The maximum floor area ratios for the site are below 3:1.

6. REQUIRED BUILDING LINES

6.C. The building must extend to the street lot line along at least 75 percent of the lot line.

7. SPECIAL REQUIRED GROUND FLOOR RETAIL SALES USES ON NW 21ST AVE AND BUILDINGS THAT FRONT THE SQUARE

7.A. Retail Sales and Service uses are developed along NW 21st Avenue uses to activate and enrich the public realm.

7.C. Buildings must accommodate Retail Sales uses along at least 75 percent of the ground floor walls.

7.D.1. The distance from the finished floor to the bottom of the structure above must be at least 16 feet.

7.D.2. The area must be at least 50 feet deep.

7.D.3. At least 75 percent of the area of the ground floor wall area must be windows and doors.

7.D.4. Areas may accommodate a single tenant or multiple tenants and meet the standard of the Accessibility Chapter of the OSSC.

7.D.5. Parking is not allowed in the ground floor areas designed to meet the standards of this subsection.

8. STANDARDS ON STREETS AND OPEN SPACES

8.A. Reinforce the continuity of a pleasant, rich and diverse pedestrian-oriented environment.

8.C. Windows must cover at least 35 percent of the ground floor façade up to 12' above grade.

8.D. Active uses must be met along at least 50 percent of the ground floor walls. 8.D.1. The distance from the finished floor to the bottom of the structure above must be at least 16 feet.

8.D.2. The area must be at least 25 feet deep, measured from the façade.

8.D.3. At least 35 percent of the ground floor wall area must be windows and doors.

8.F. Buildings. The top floor of all buildings taller than 75 feet shall be setback a minimum of 5 feet.

8.G. When buildings are not proposed, elements must be provided so that they create visual interest and are inter-related with the pedestrian environment.

10. SQUARE STANDARDS

10.A. The square shall be a significant, iconic urban place, framed by active buildings on at least 3 sides, and connected to nearby, open spaces.

10.B The square shall have no dimension less than 100 feet and shall be at least 16,000 square feet in size.

10.C Ground plane connection between the square and park shall be a min. of 30-feet-wide, and have a clear height of at least 25 feet.

10.D A public access easement shall be required for the square and ground plane connection.

NW masterplan | guidelines



GUIDELINE 1: Provide human scale to buildings and edges along sidewalks, squares and pedestrian accessways.

GUIDELINE 2: Develop urban edge variety adjacent to parks, pedestrian accessways and greenstreets.

GUIDELINE 3: Develop weather protection.

GUIDELINE 4: Develop buildings that are appropriately scaled to the neighborhood. Façades should be well articulated and offer diversity in volume and form along the street edge.

GUIDELINE 6: Integrate high-quality materials and design details.

GUIDELINE 7A: Provide private open spaces that are well integrated with adjacent development, act as gathering places designed to adapt to a variety of activities, are linked together and to other nearby open spaces, are accessible to the public and provide distinctive neighborhood identity.

GUIDELINE 7B: Square—design the square to be a significant iconic urban place and include commercial focal points as adjacent uses.

GUIDELINE 7.C: NW quimby parcel provide a multi-use street and open space that links the neighborhood park and square to the south and development to the north, and serves primarily as a pedestrian and bicycle connection.

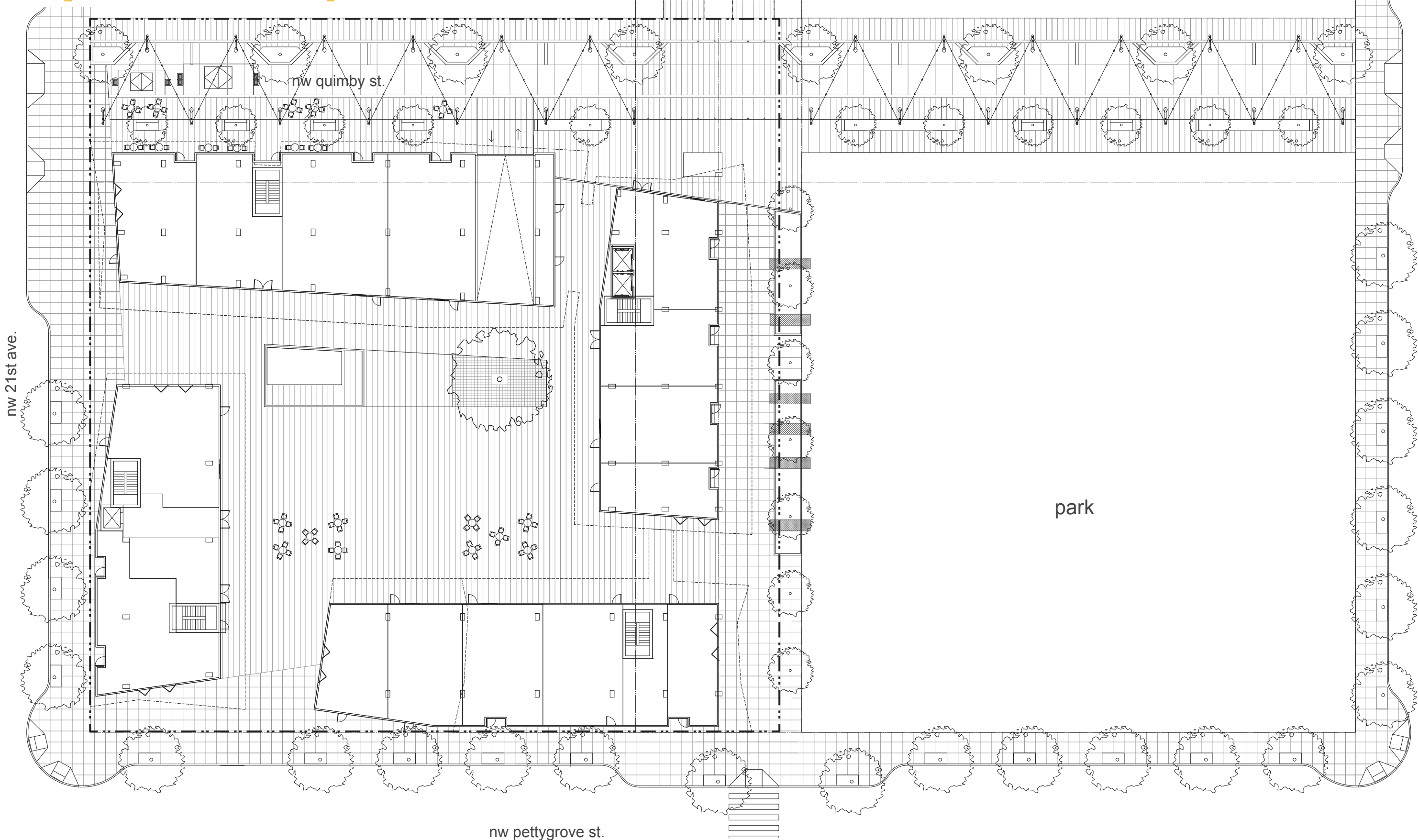
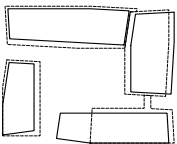
DAR 01 comments | challenges

- 1. Move eastern buildings to the west, creating a meaningful interface with the park and clear path along the park edge while maintaining the spirit and activity of the Square.**
- 2. Simplify the Square materials and landscape design to provide a versatile public space that is active throughout the day.**
- 3. Provide adequate building height to support the project while ensuring solar access, both of which are critical to the vibrancy and success of the Square.**
- 4. Address the function of NW Quimby St. to support pedestrian and bicycle circulation and integrate vehicular uses.**

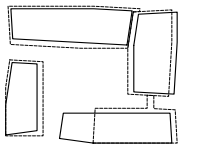


Moving the eastern edge of 290 development to the west provides more area along the park edge, but reduces the size of the public square. Per the NW Master Plan, retail sales uses generate more activity and interaction within the public realm than do other active ground floor uses. Successful ground level retail is crucial to maintaining a lively and vibrant public realm within the square. If the square becomes too small or disconnected from activities occurring at adjacent sidewalk areas, it will begin to feel more like a private courtyard. The proposed design seeks to balance a successful pedestrian way along the park edge while maintaining the square as an active, significant and iconic urban place.

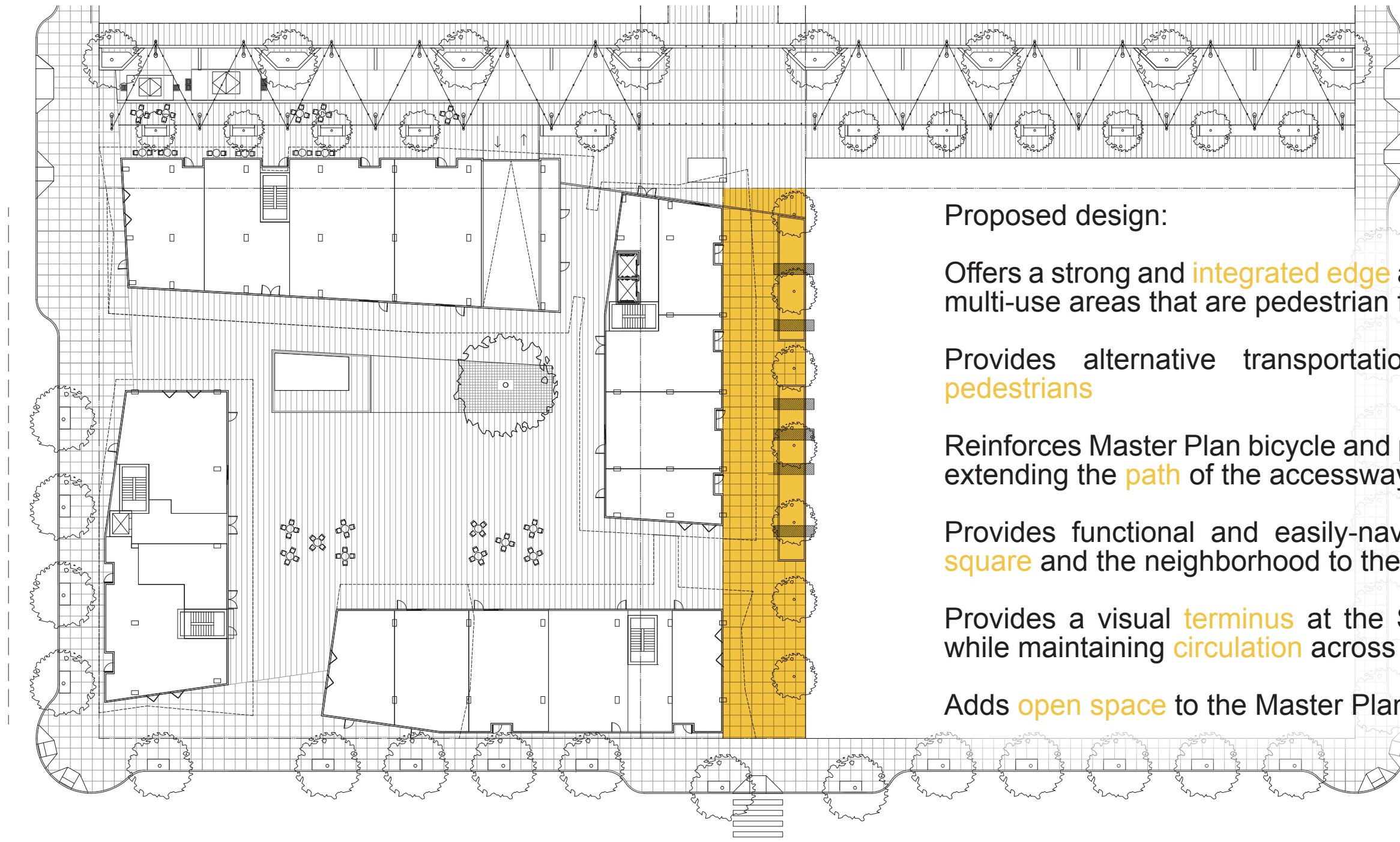
proposed site plan



park edge | open space



1. Move eastern buildings to the west, creating a meaningful interface with the park and clear path along the park edge while maintaining the spirit and activity of the Square.



Proposed design:

Offers a strong and **integrated edge** along the neighborhood park with multi-use areas that are pedestrian friendly

Provides alternative transportation systems for **bicycles** and **pedestrians**

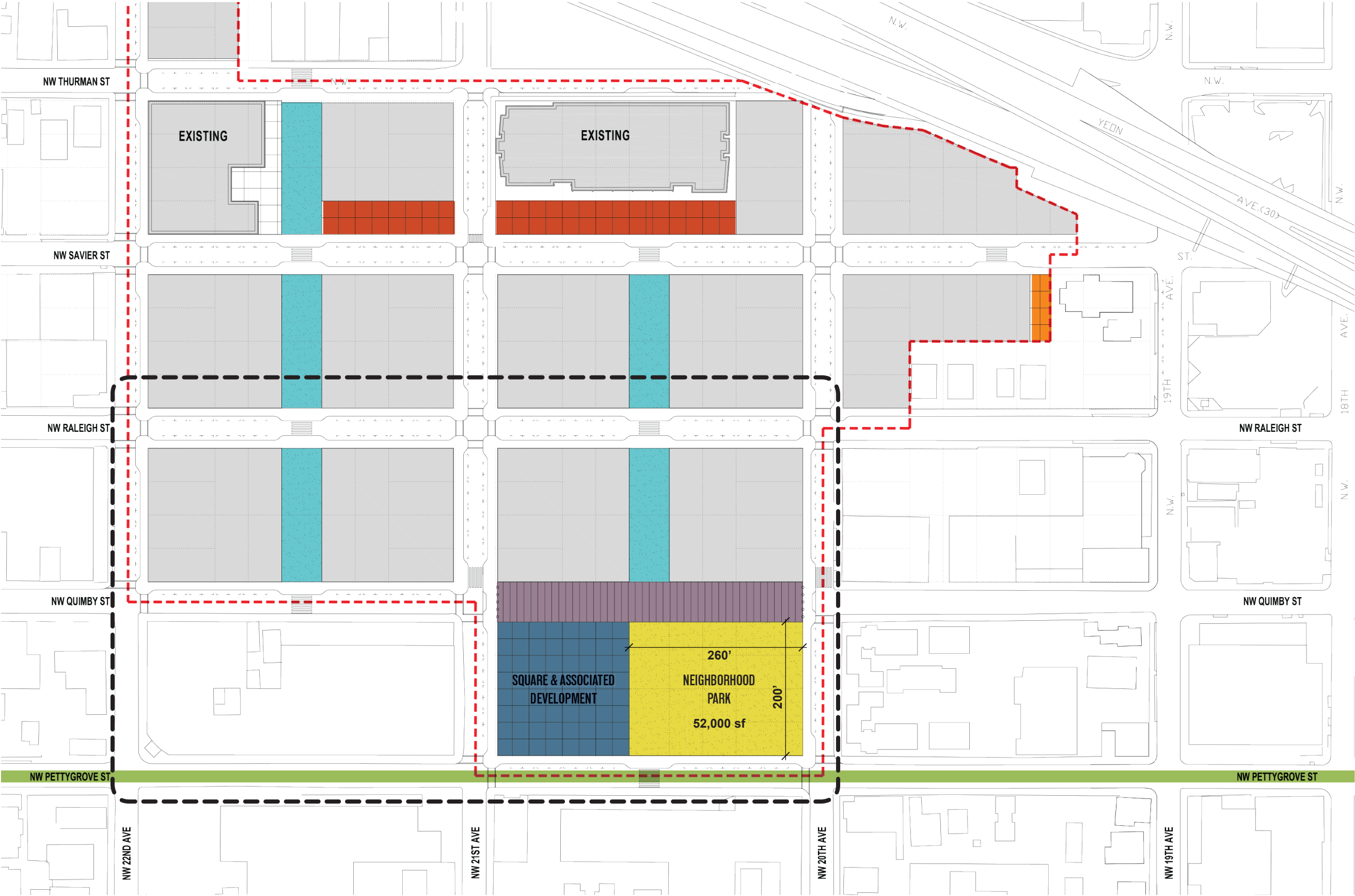
Reinforces Master Plan bicycle and pedestrian **circulation** patterns by extending the **path** of the accessway to NW Pettygrove

Provides functional and easily-navigable **access** to the **park**, the **square** and the neighborhood to the south

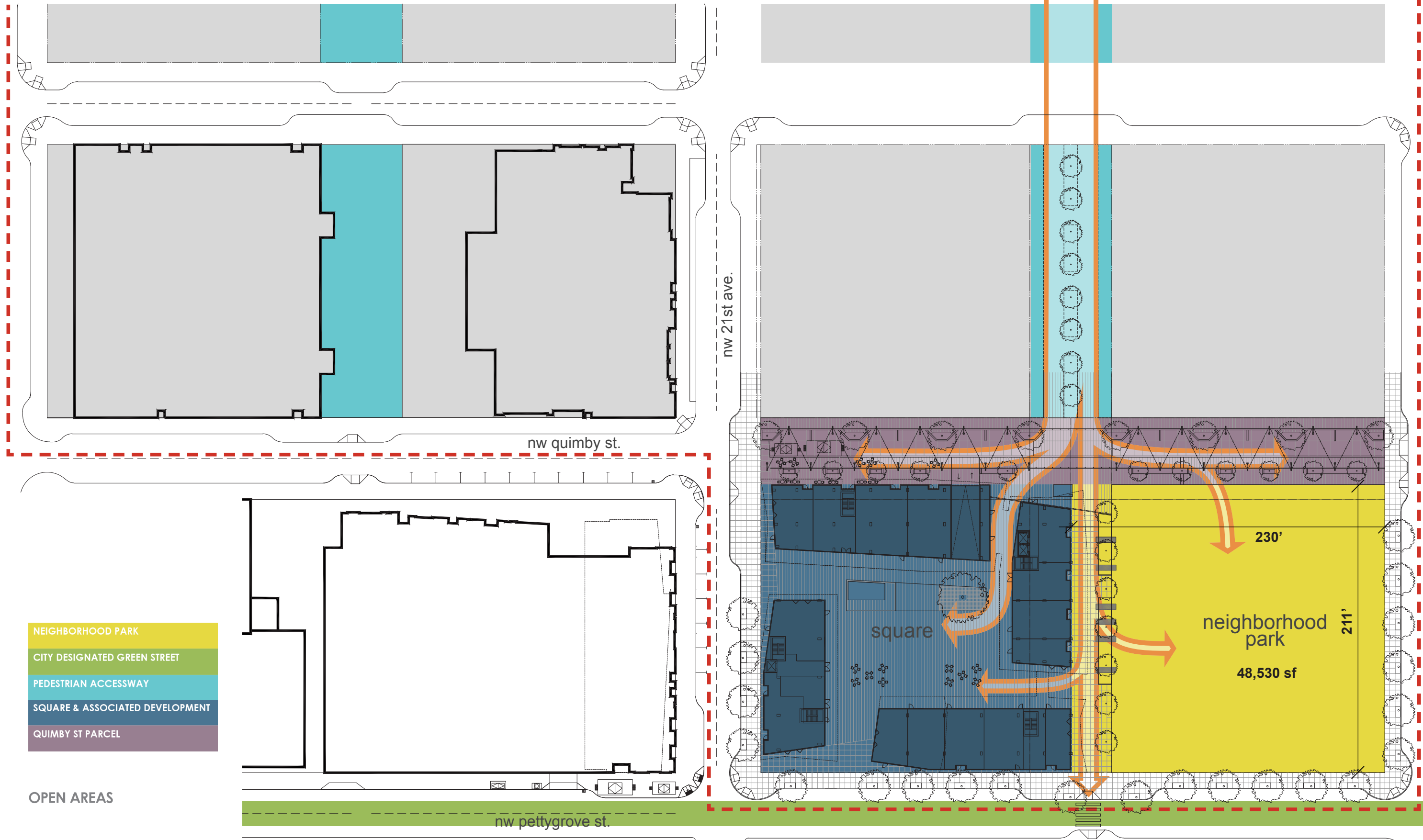
Provides a visual **terminus** at the Southern end of the accessway while maintaining **circulation** across the site

Adds **open space** to the Master Plan at the Square **forecourts**

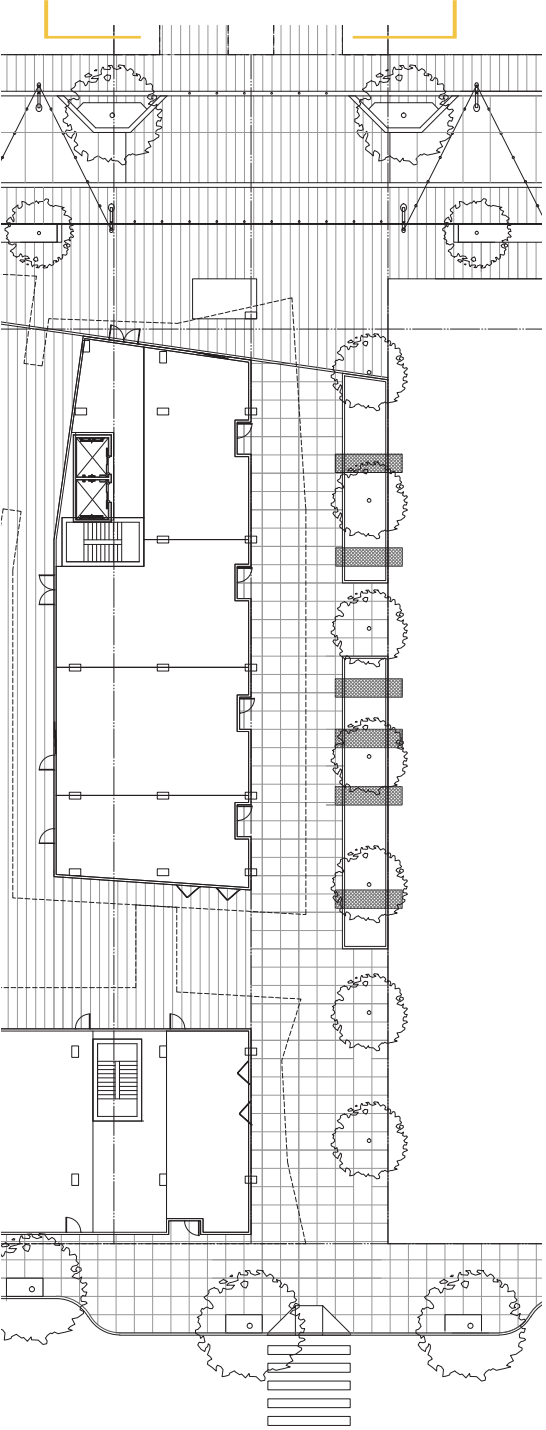
master plan open areas



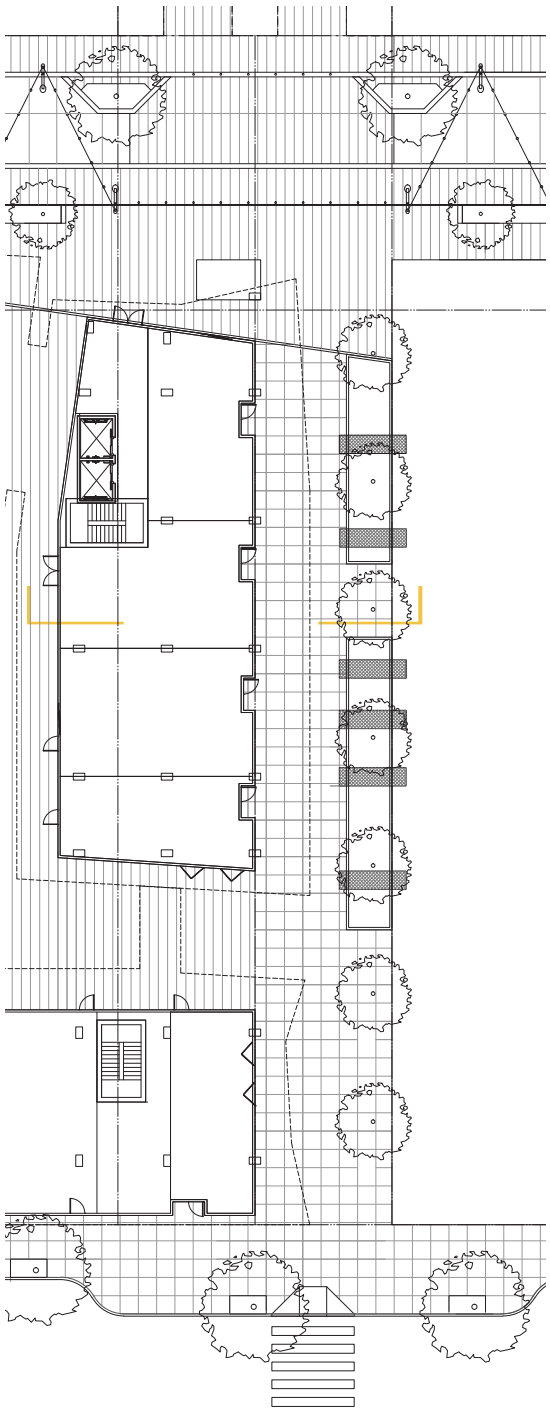
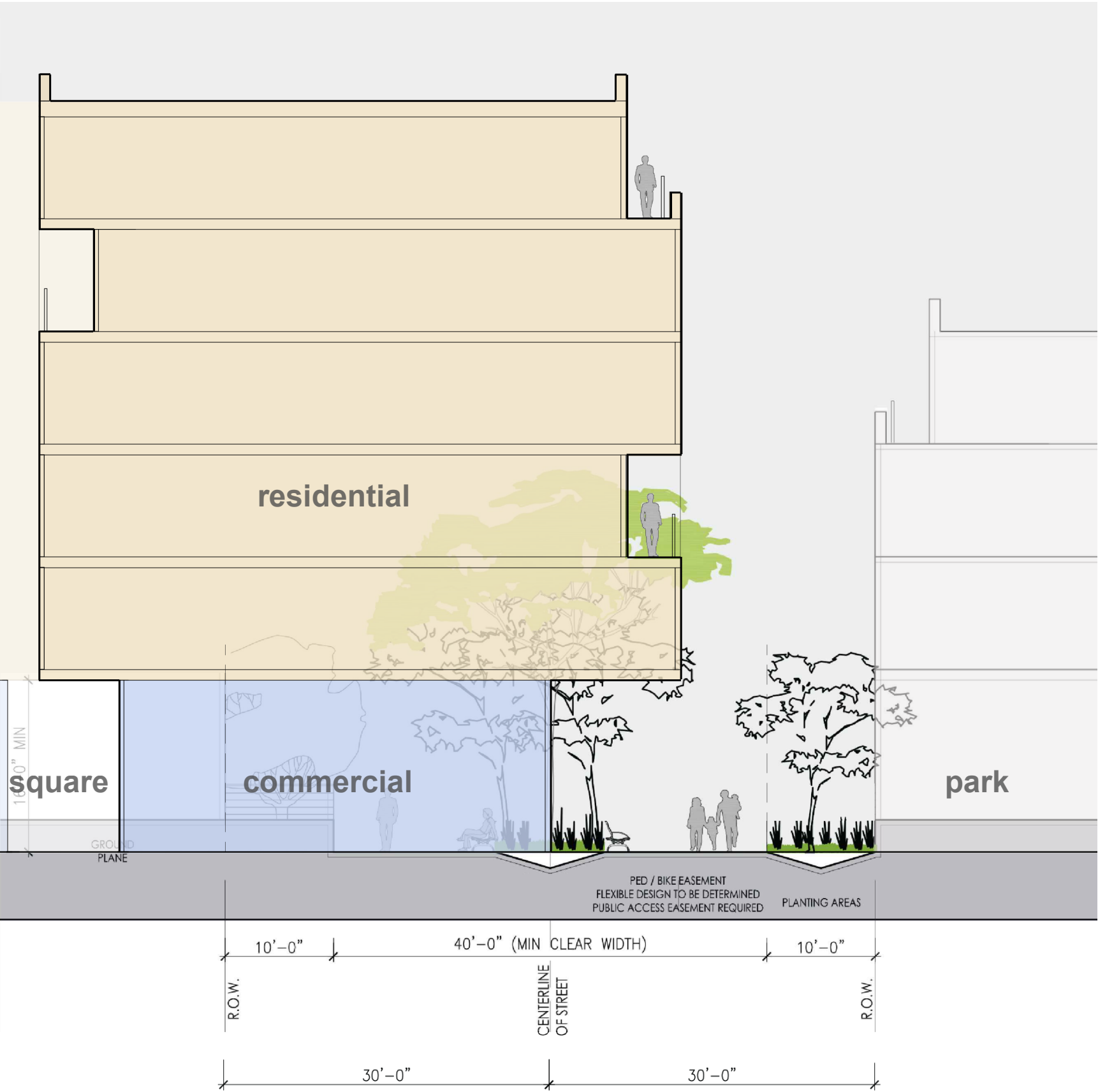
proposed pedestrian way



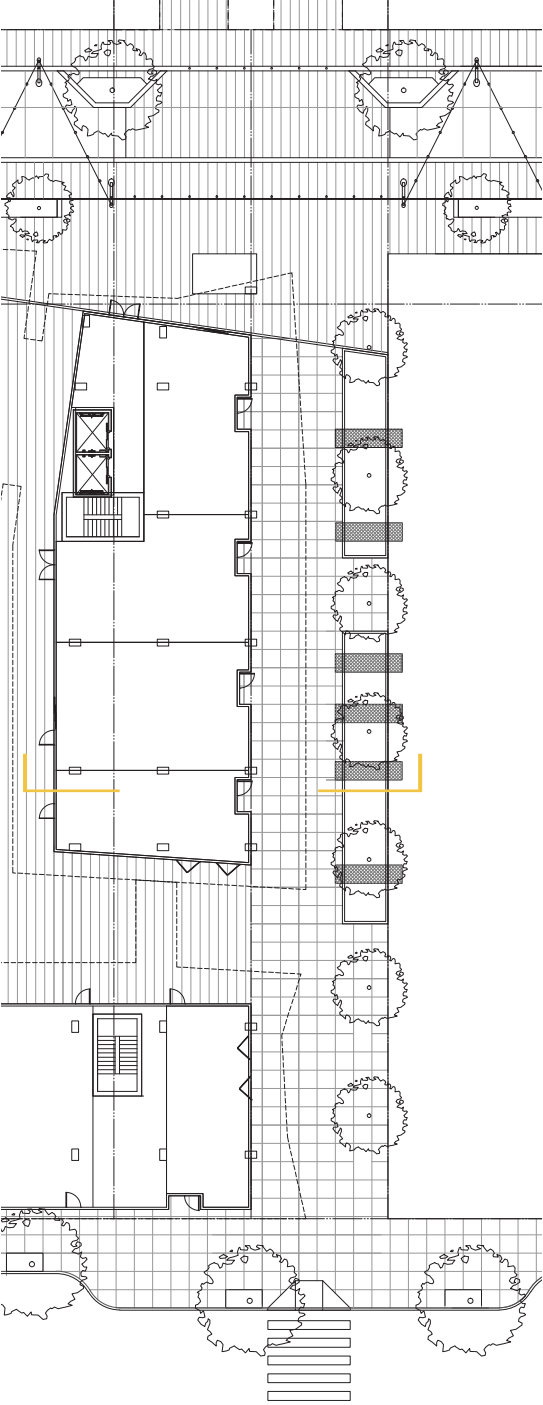
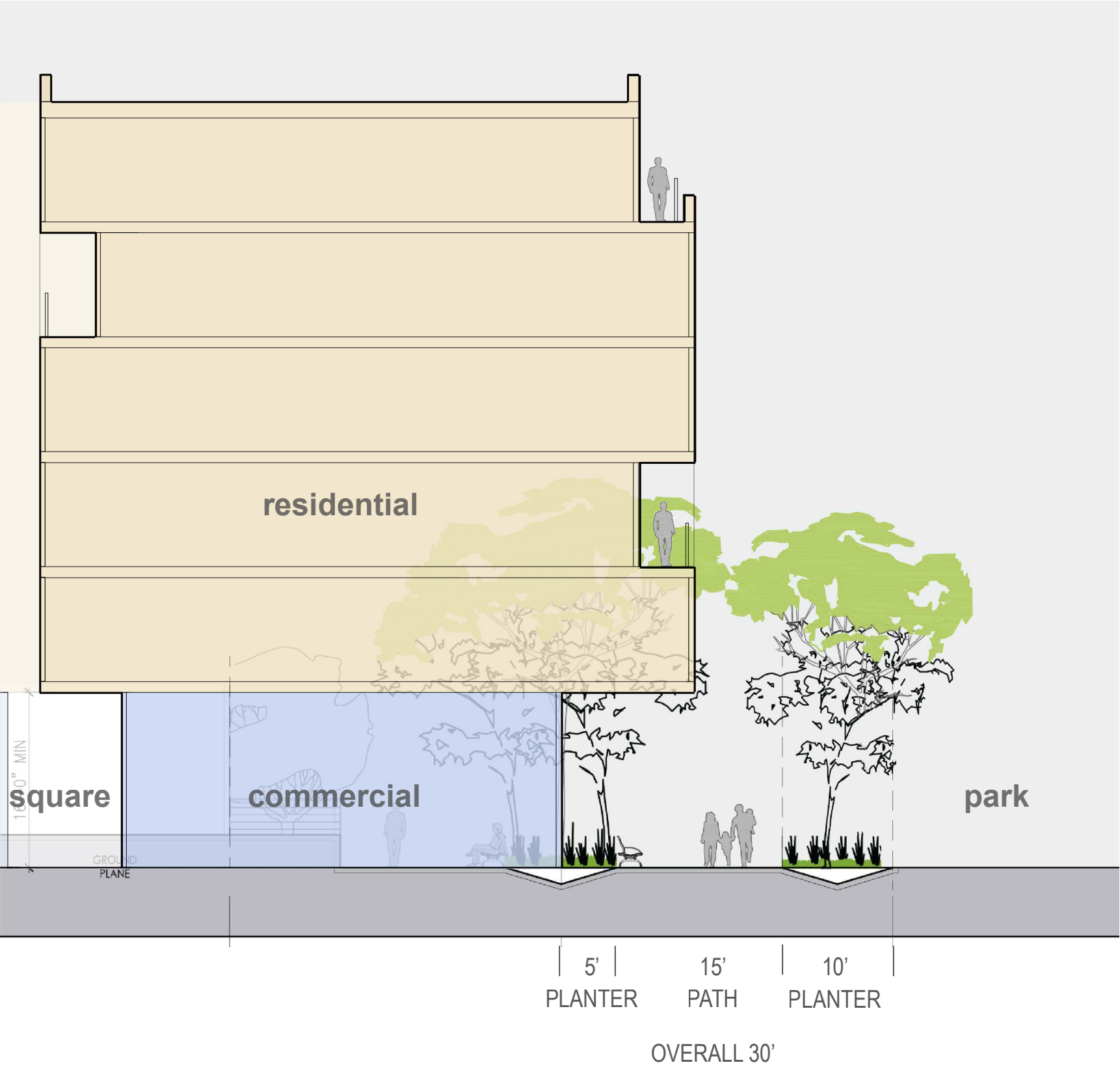
section | master plan accessway



section | western park edge



section | western park edge

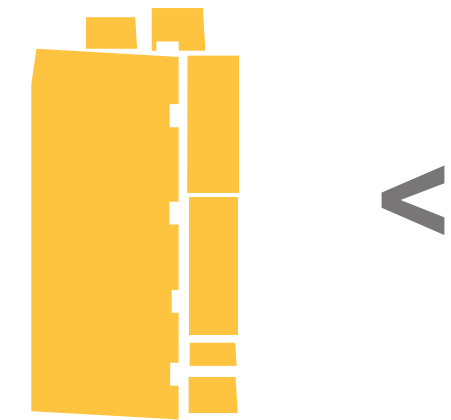
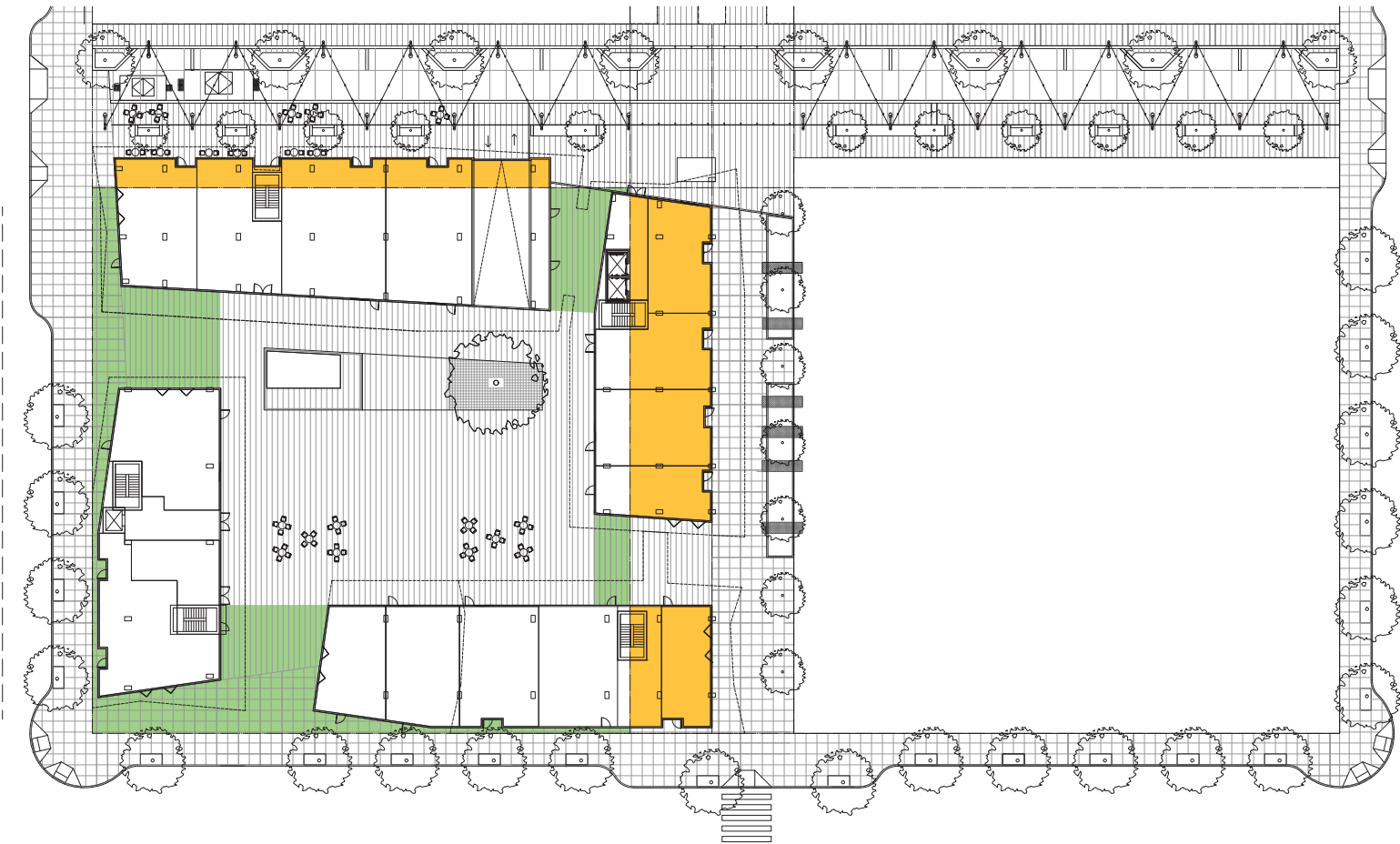


precedent | western park edge

north jamison park edge



open space diagram



6375 sf
building in Master
Plan open space

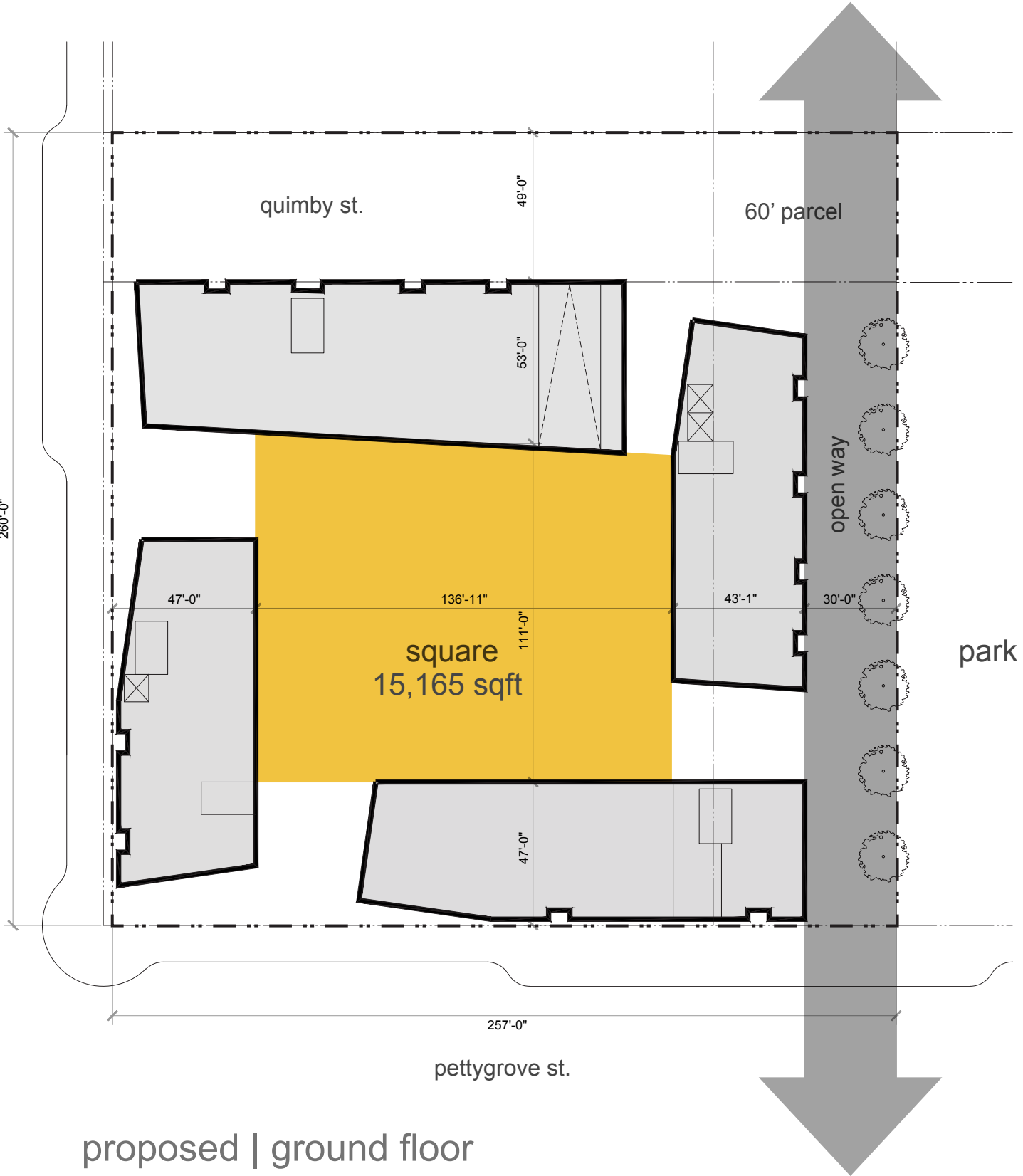


6700 sf
new open space

plans | previous and proposed



previous | ground floor

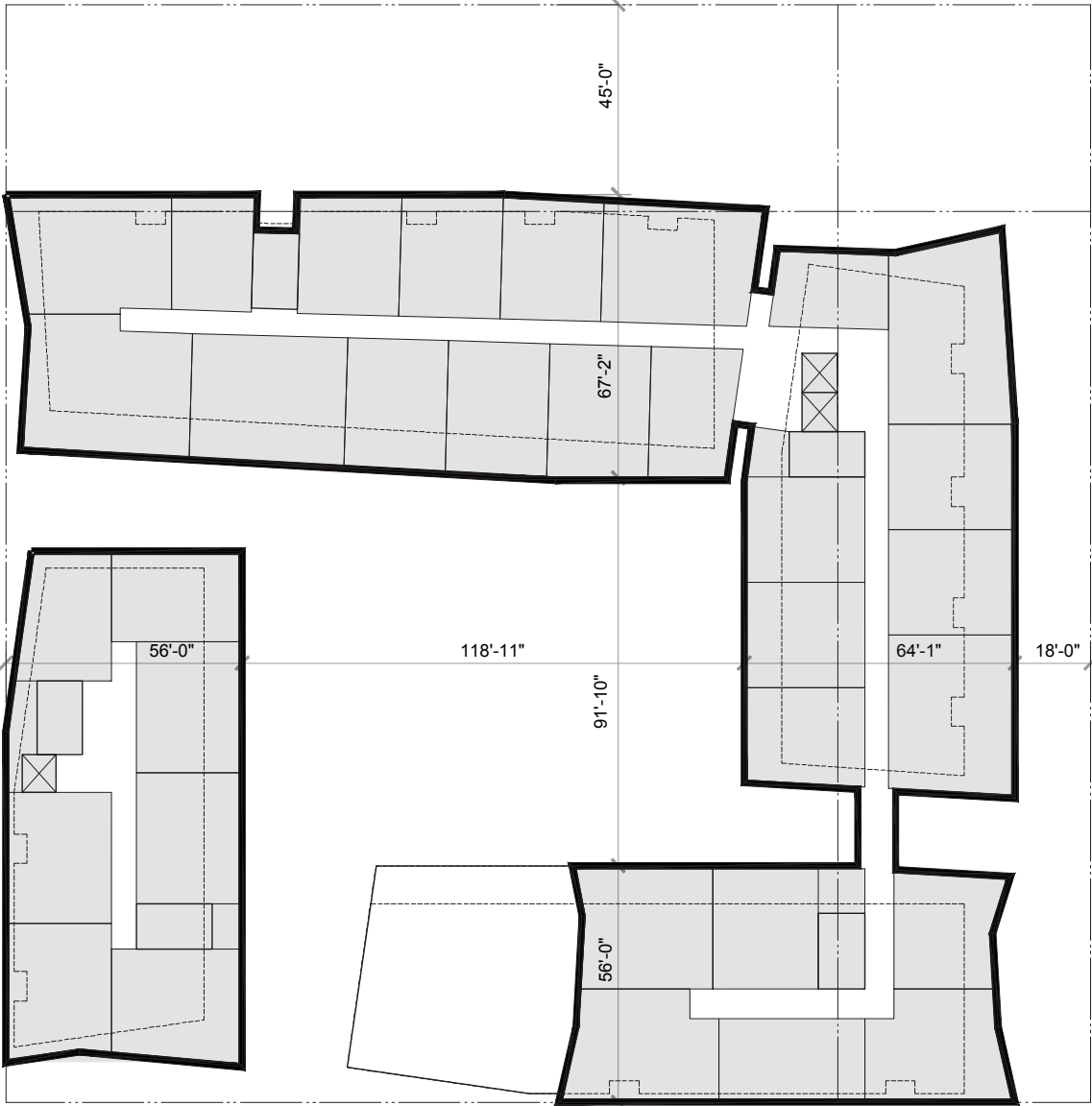


proposed | ground floor

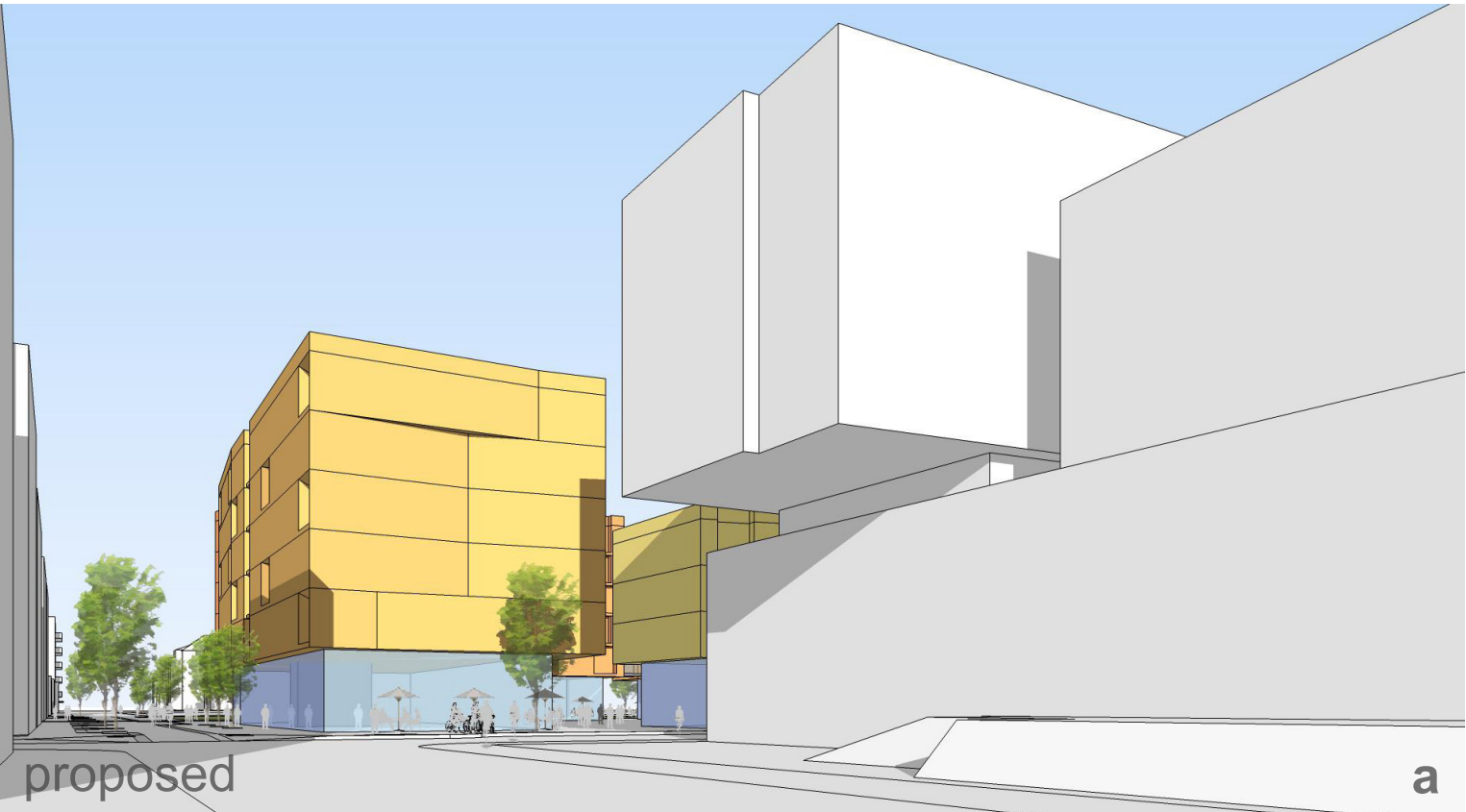
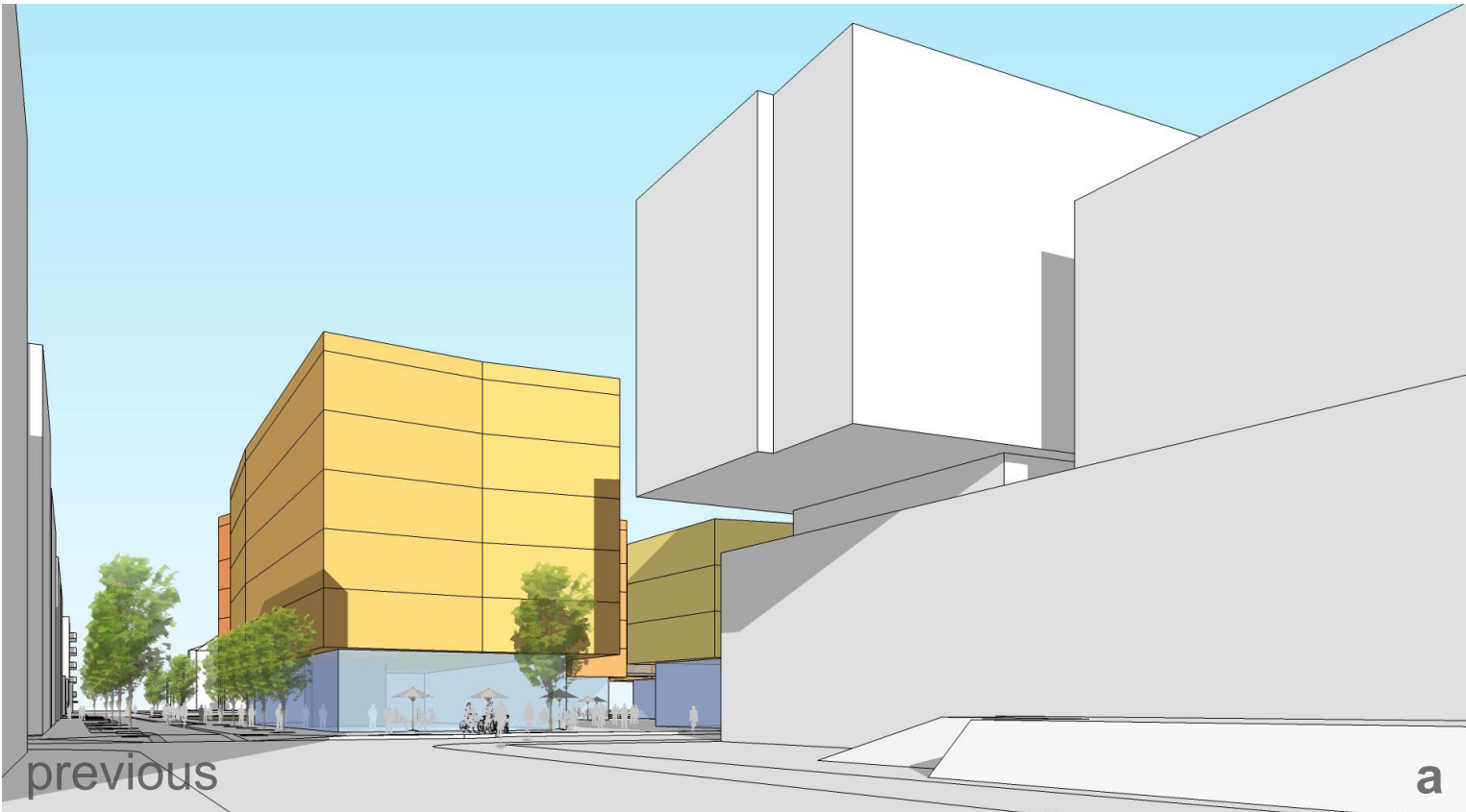
plans | previous and proposed



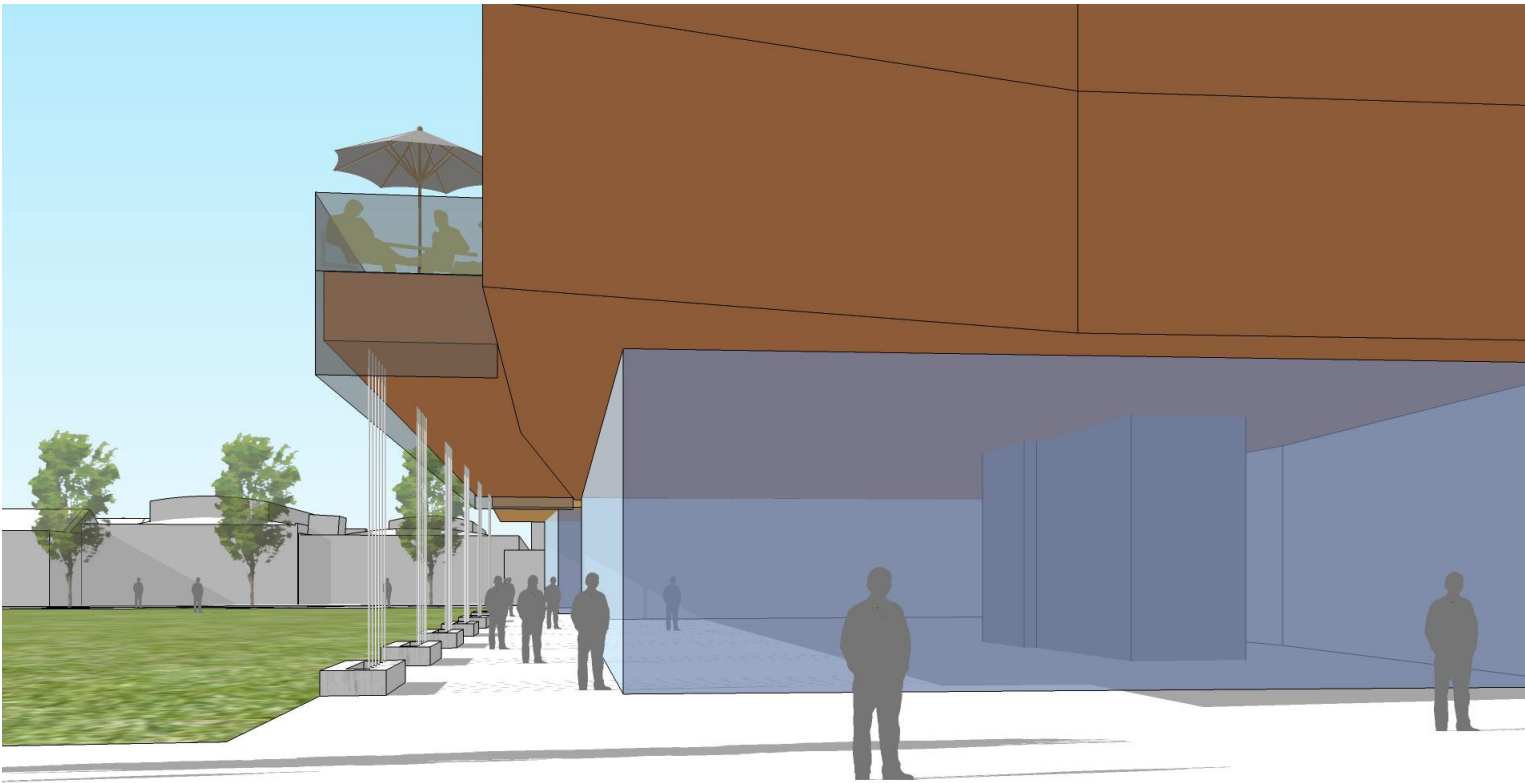
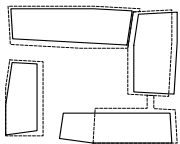
previous | upper floor



proposed | upper floor



views



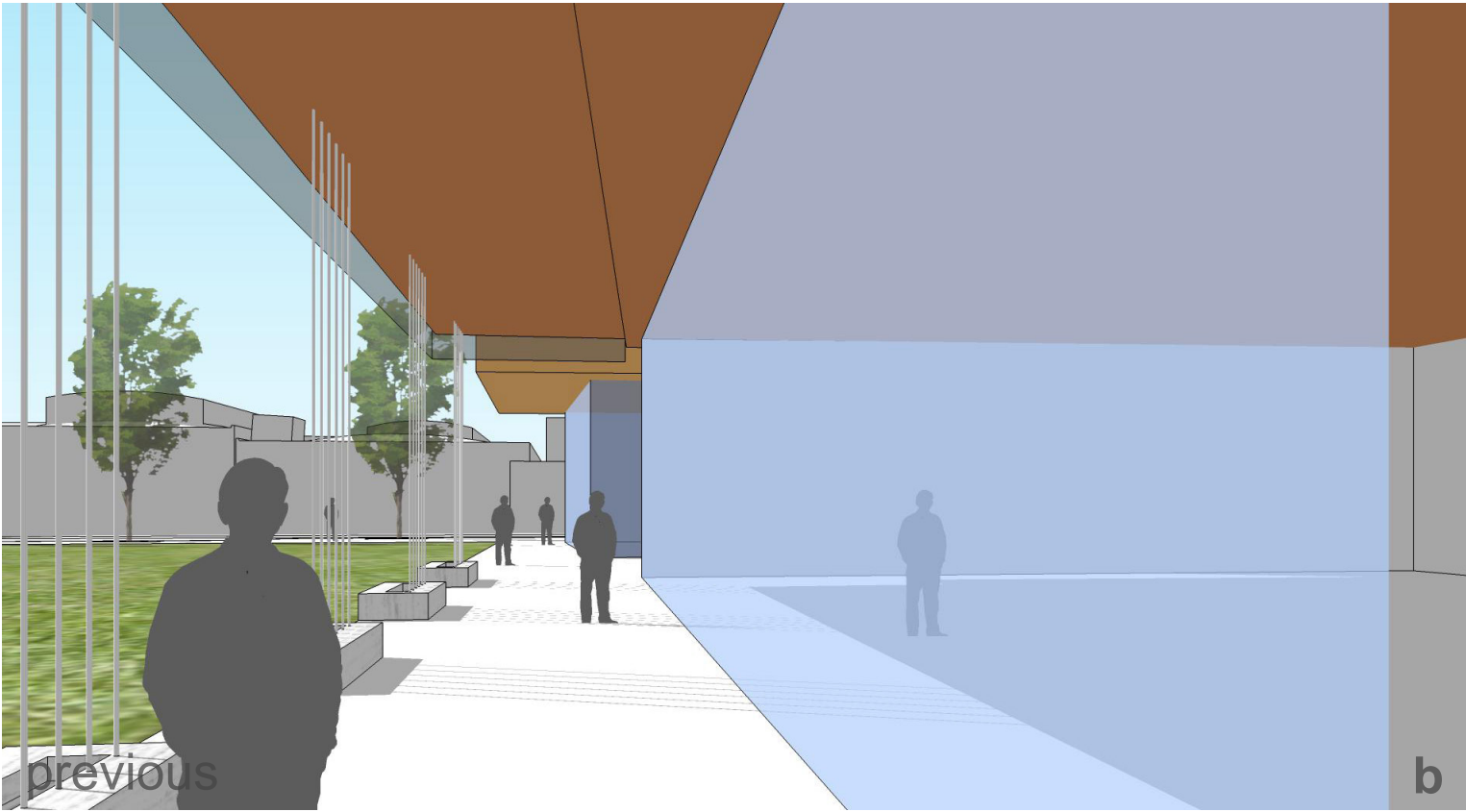
previous

a



proposed

a



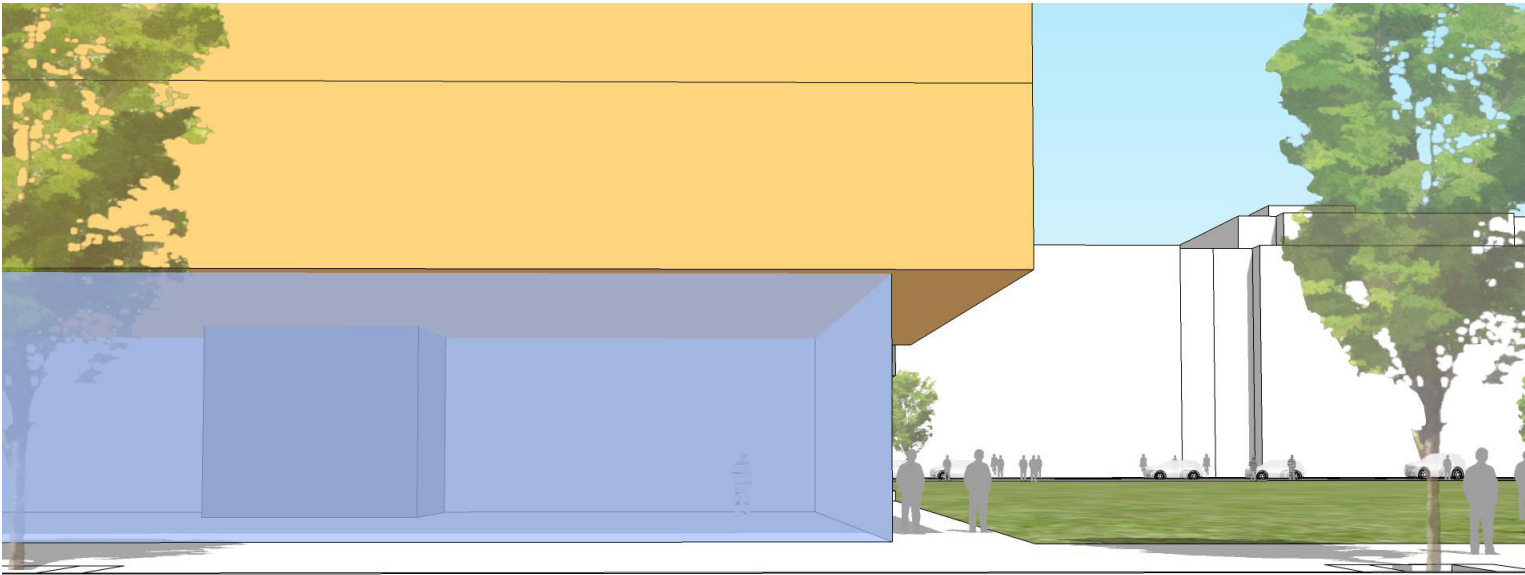
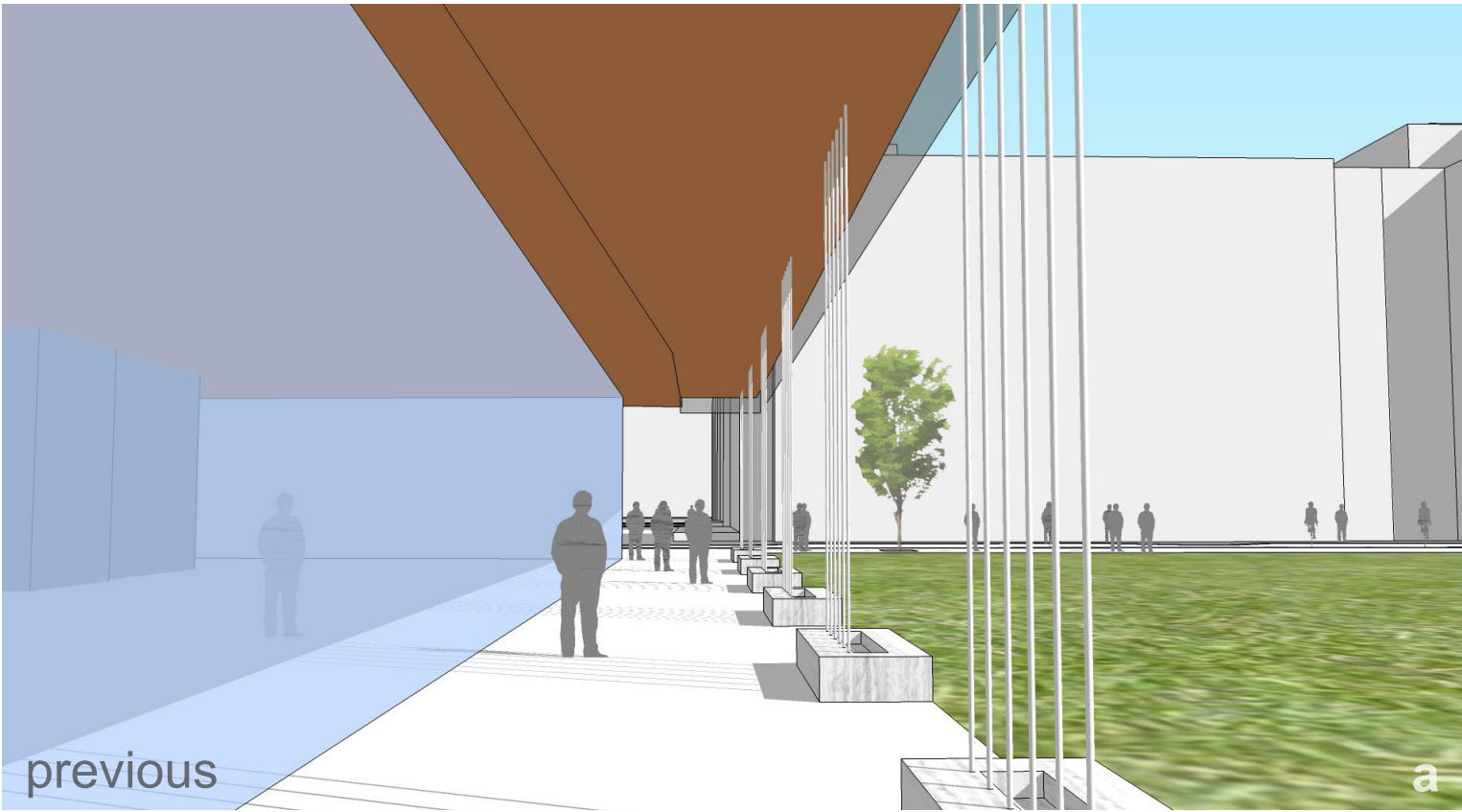
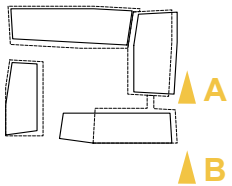
previous

b



proposed

b

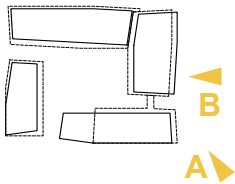


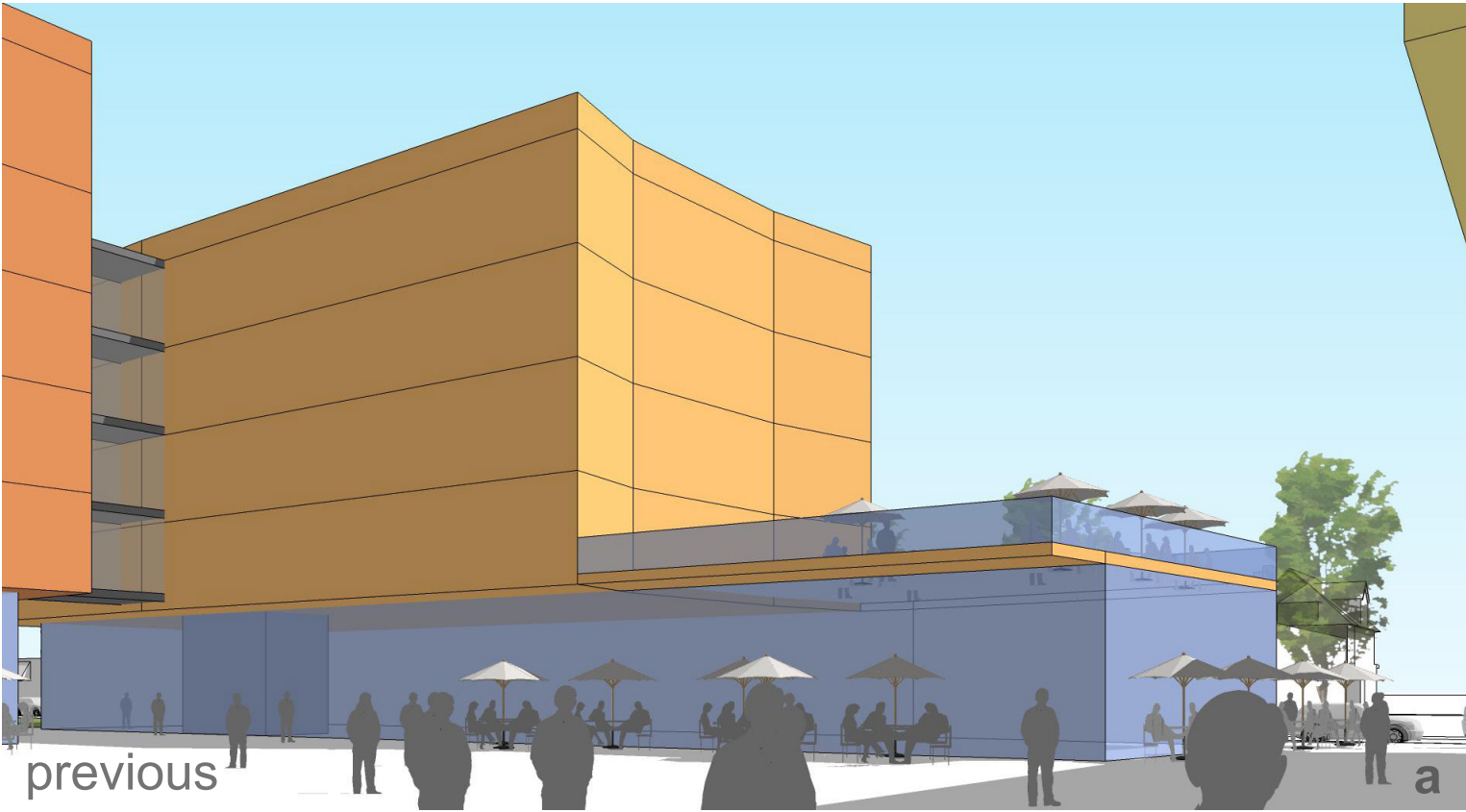
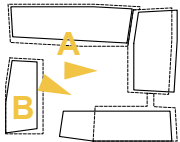
previous

b proposed

b

views

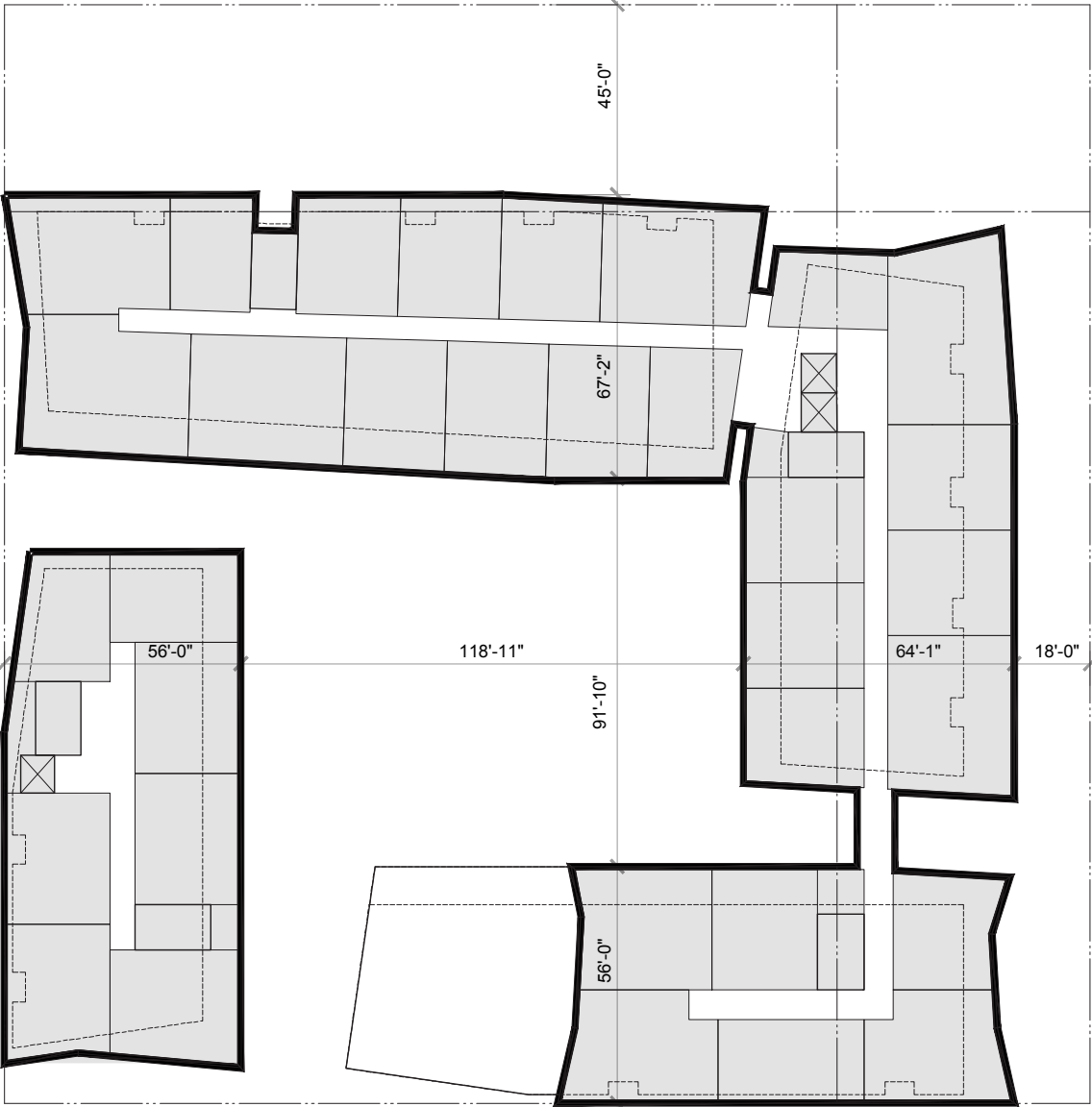




proposed | plans



proposed | ground floor



proposed | upper floor

NW master plan | modifications

MODIFICATION 1:

NW MASTER PLAN DEVELOPMENT AND DESIGN STANDARDS

7. SPECIAL REQUIRED GROUND FLOOR RETAIL SALES, SERVICE, OR NEIGHBORHOOD FACILITY USES ON NW 21ST AVENUE AND BUILDINGS THAT FRONT THE SQUARE

- 7.D.1 The distance from the finished floor to the bottom of the structure above must be at least 16 feet. The bottom of the structure above includes supporting beams. In the proposed scheme, the distance from the finished floor to the bottom of structure above would be an average of 16 feet with much of it being higher than 20' (along the park edge).
- 7.D.2 In the proposed scheme, ground floor retail spaces on the eastern, southern and western edges of the site along the park, NW Pettygrove and NW 21st are around 43'- 47' deep, measured from the street facing facade. This is less than 50 feet deep required by the NW Master Plan. Retail spaces along these three site edges will have thru-retail, connecting the retail space to both the street side and the square side.

MODIFICATION 2:

NW MASTER PLAN DEVELOPMENT AND DESIGN STANDARDS

8. STANDARDS ON STREETS AND OPEN SPACES

- 8.F. Buildings. The top floor of all buildings taller than 75 feet shall be setback a minimum of 5 feet. In the proposed scheme, the height of the building masses along the northern and eastern edges of the site of the are six stories, with a maximum height that is at or under the 77' height limit allowed by the NW Master Plan. The current massing shows an intermittent 5-foot setback along the park and square sides of the eastern building mass, which significantly activates these facades.

MODIFICATION 3:

NW MASTER PLAN DEVELOPMENT AND DESIGN STANDARDS

10. SQUARE STANDARDS

- 10.B Development of the square and associated development projects shall include a square that has no dimension less than 100 feet and shall be at least 16,000 square feet in size. In the proposed scheme, area of the square at the ground floor is 15,165 feet. The size of the square has been reduced in order to provide a square that is fully enclosed on four sides.
- 10.C Ground plane connection between the square and neighborhood park shall be a minimum of 30-feet-wide, and if included within a building, shall have a clear height of at least 25 feet. This connection between the square and the park is open to the sky except for a 10' deep covered portion that is 20' in height. This 20' high connection runs below a portion of the second story of the eastern building on the site.
- 10.E For buildings subject to the 47-foot maximum height shown on Map 05-1, the north facing elevation of the top floor shall be set back from the main building façade a distance of no less than the height of the top floor elevation. In the proposed scheme, the south building within the 47-foot max height limit is only one story tall, therefore this setback is not relevant to this building. The north facing elevation of the western building, which is also in the 47-foot maximum height, also seems irrelevant to the intent of this standard based on the current building configuration.

NW master plan | amendments

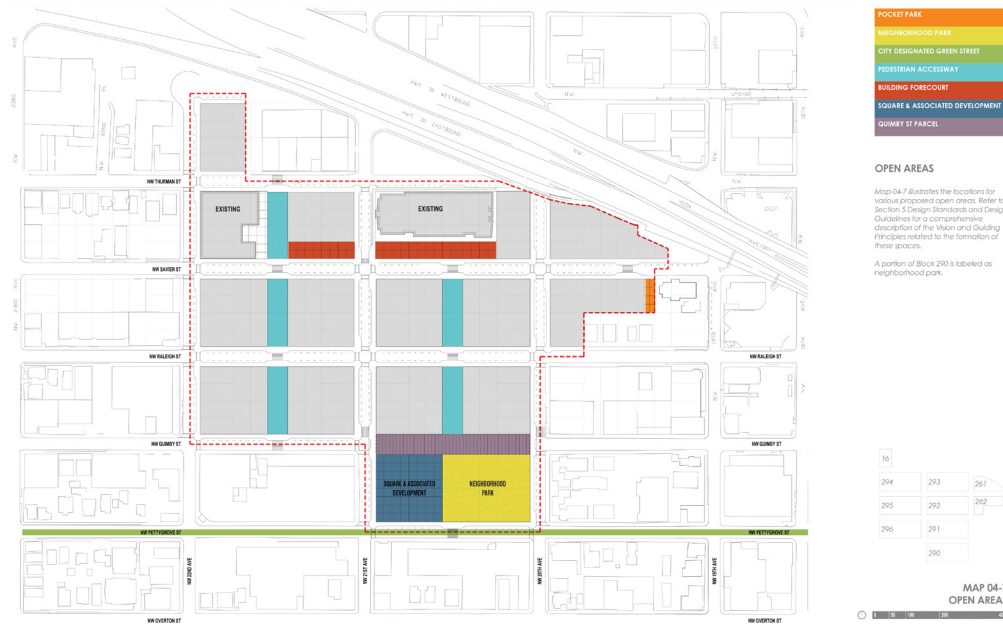


AMENDMENT 1:

NW MASTER PLAN DEVELOPMENT AND DESIGN STANDARDS

MAP 05-01 MAXIMUM HEIGHT

- Establish building height limits within the 60' Parcel between Block 290 West and 290 East
- Establish building height limits within NW Quimby

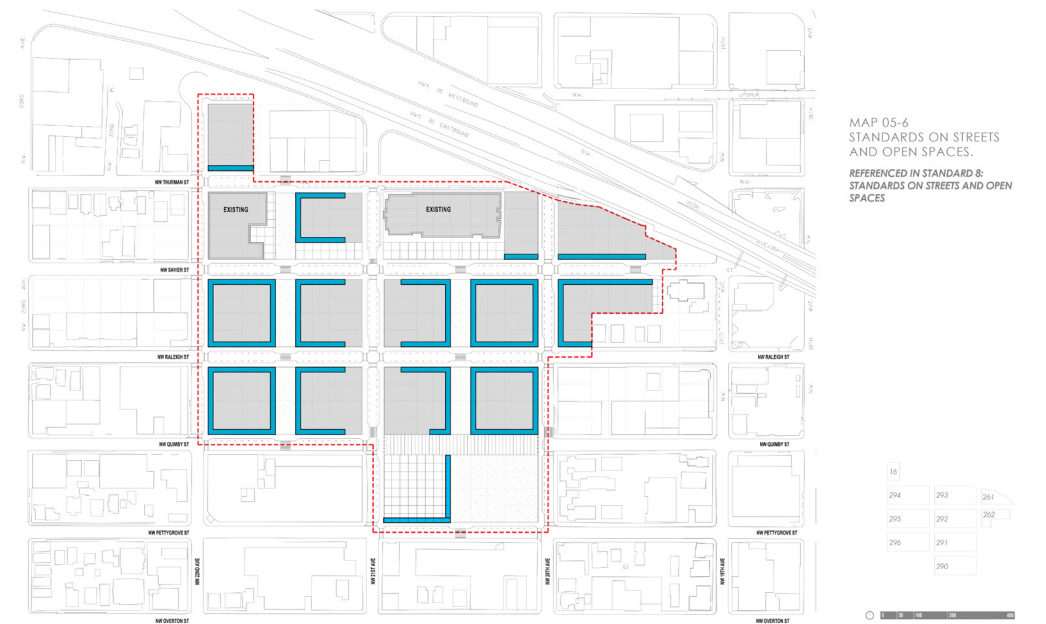


AMENDMENT 2:

SITE PLAN

MAP 04-07 OPEN AREAS

- Removal of Open Space



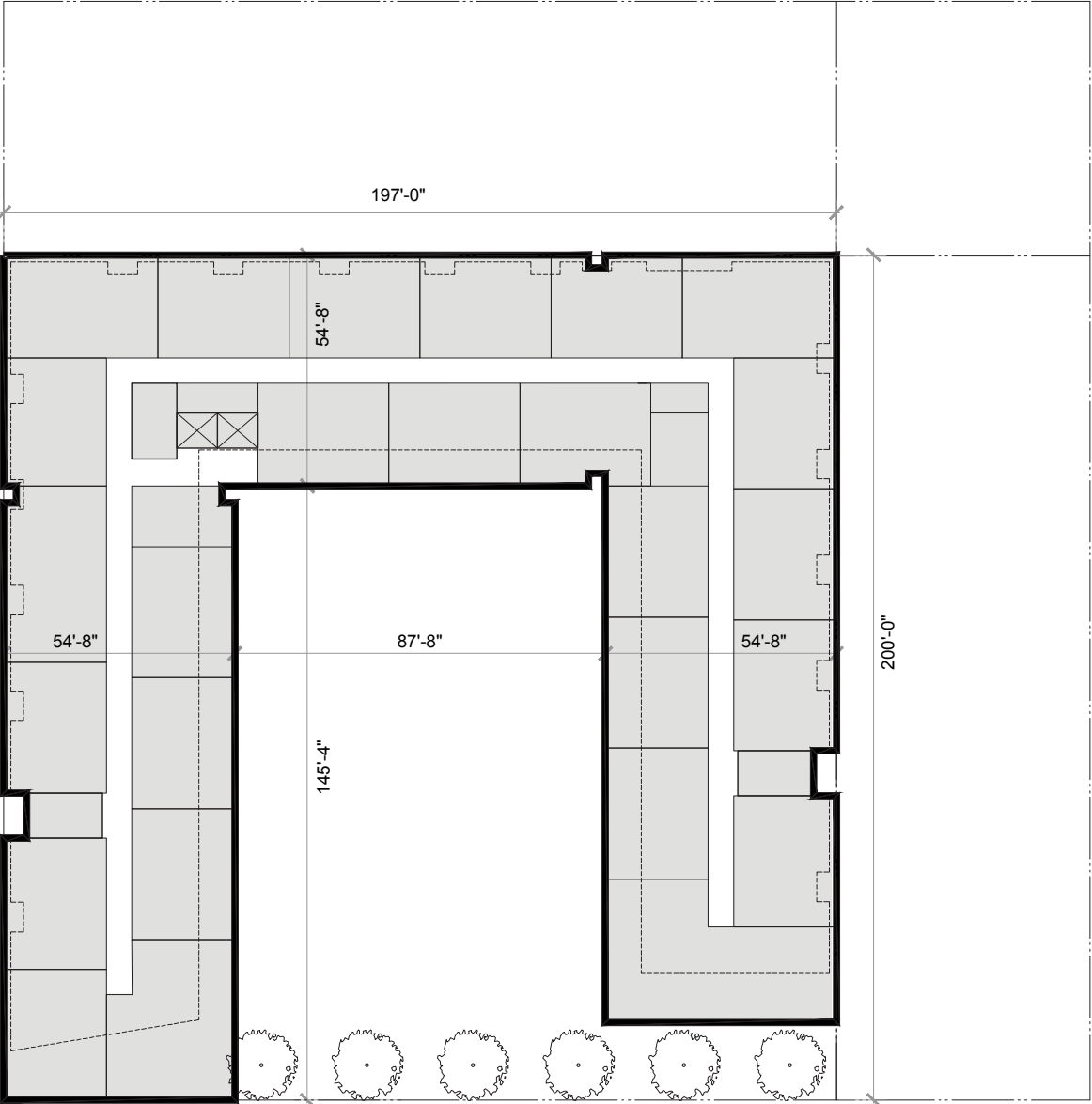
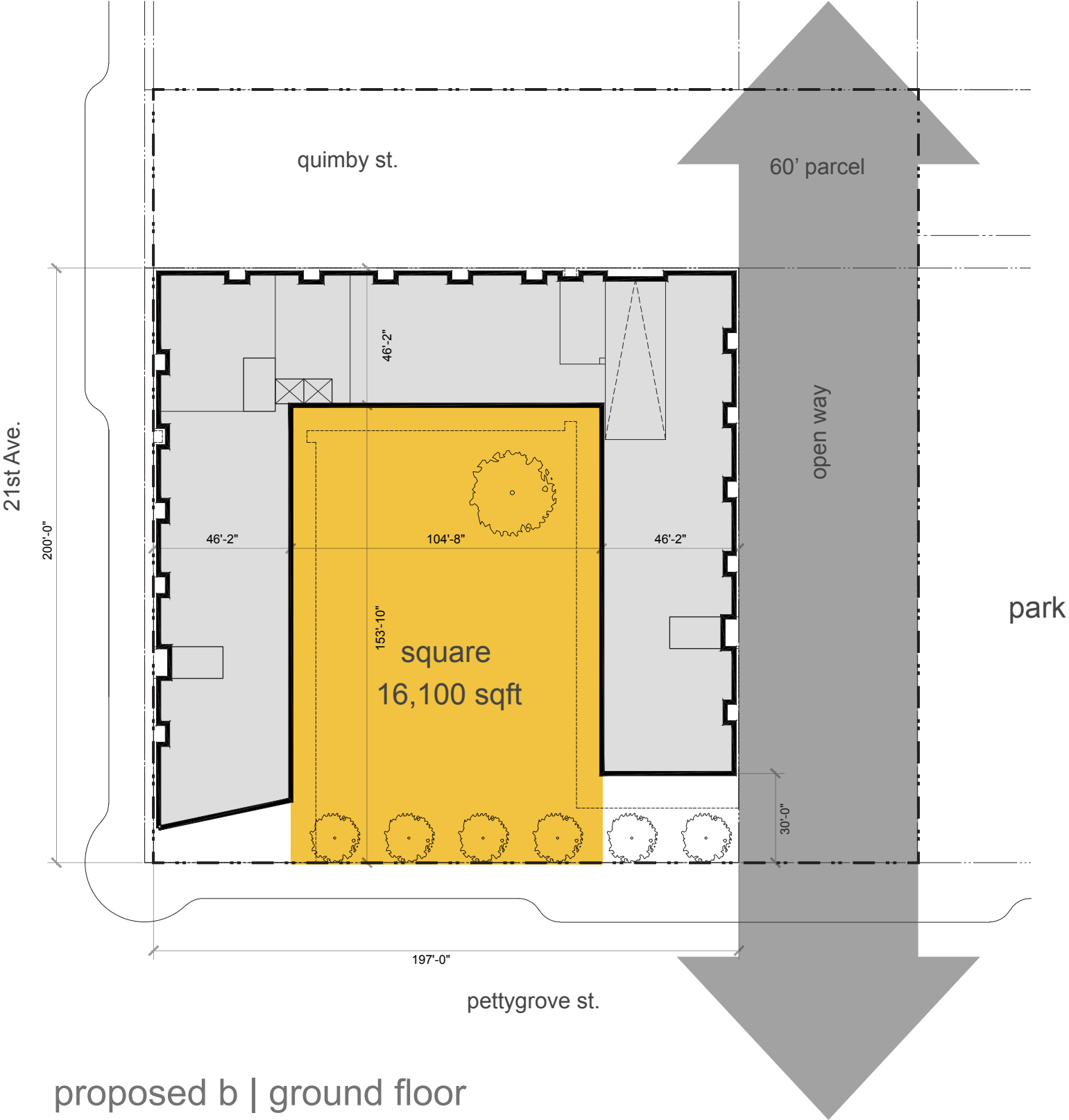
AMENDMENT 3:

NW MASTER PLAN DEVELOPMENT AND DESIGN STANDARDS

MAP 05-06 STANDARDS ON STREETS AND OPEN SPACES

- Move the blue line on Block 290 to relate to the current project configuration

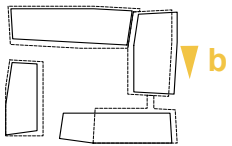
proposed b | plans



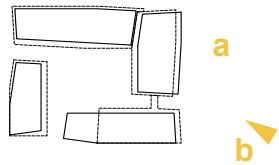
proposed b | ground floor

proposed b | upper floor

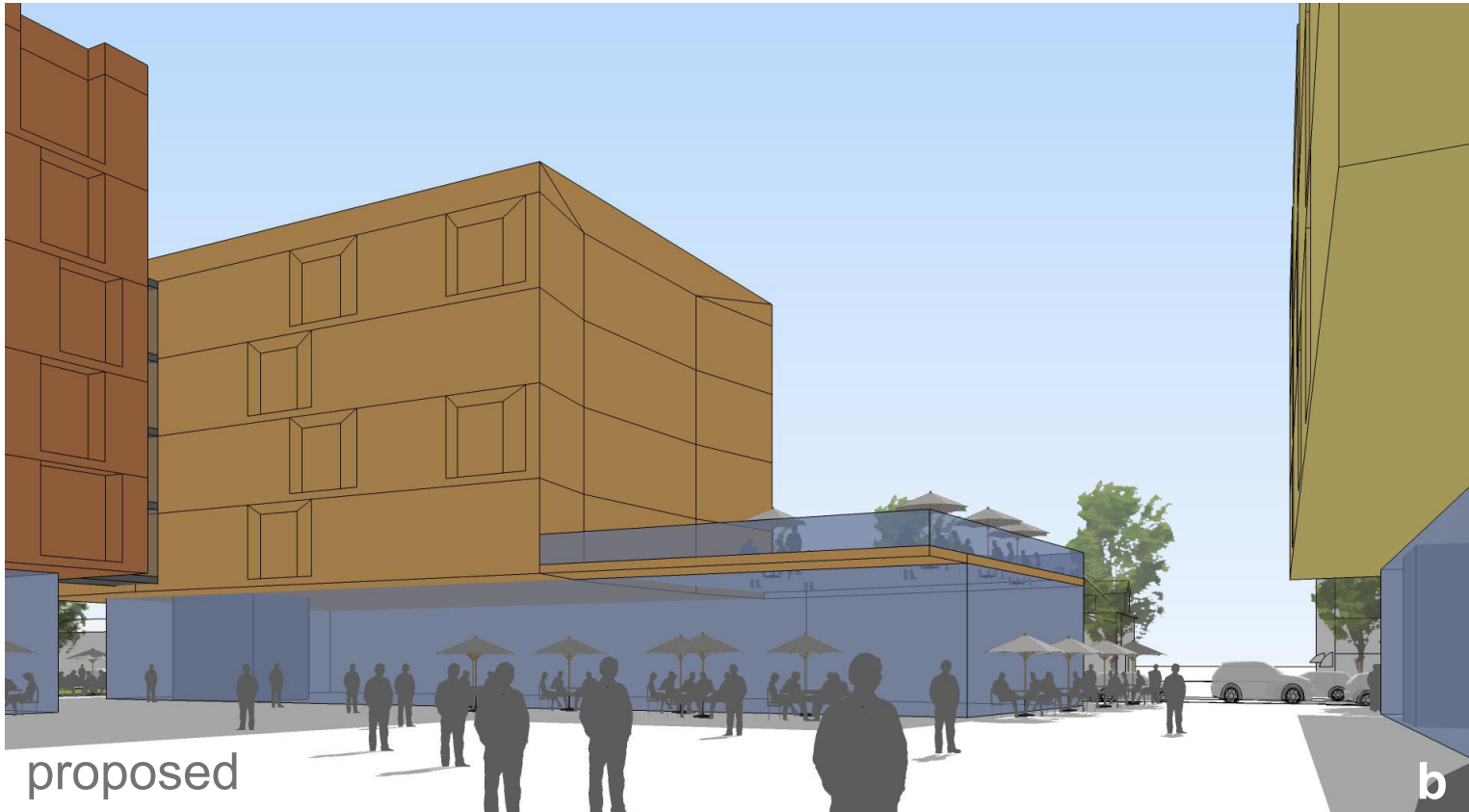
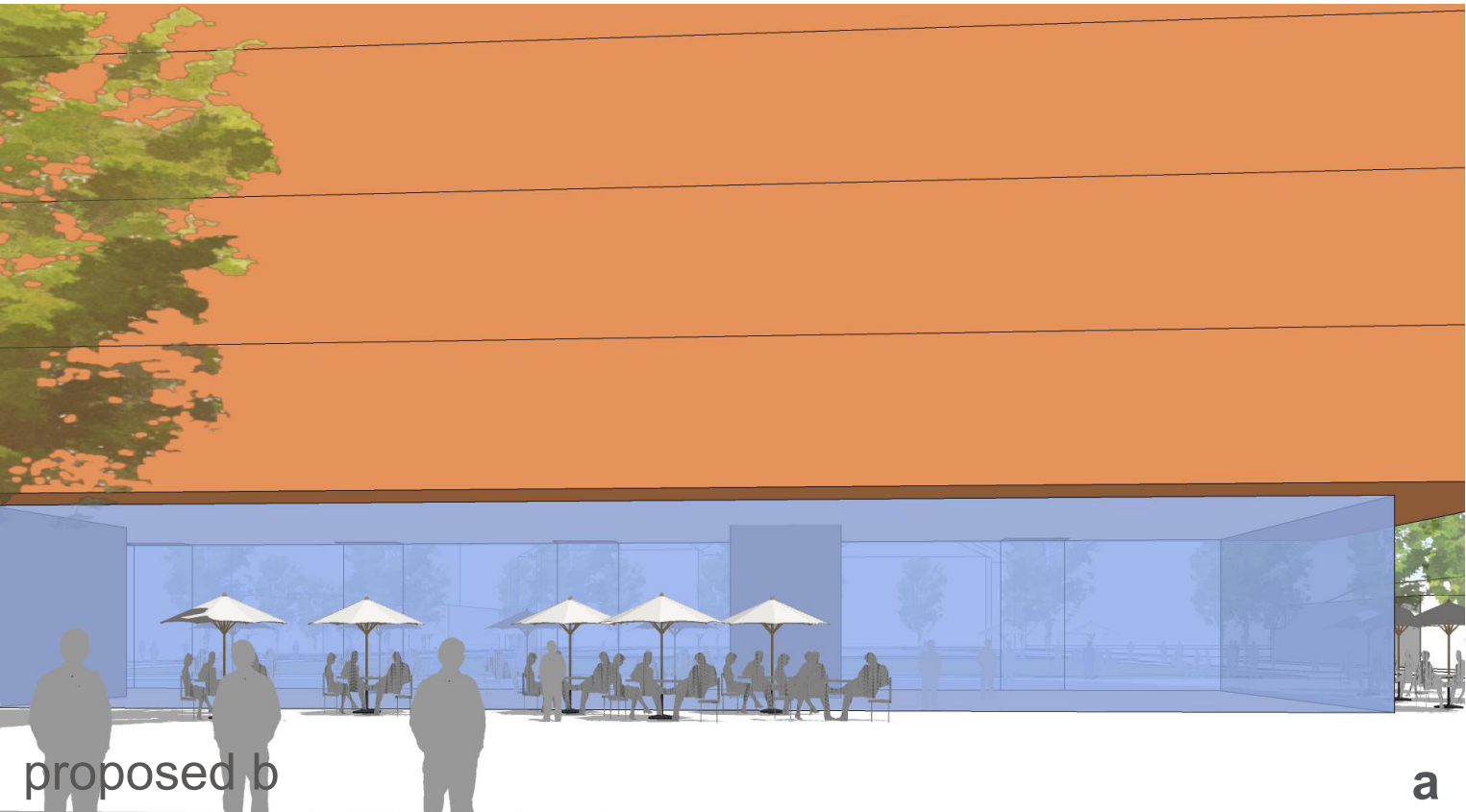
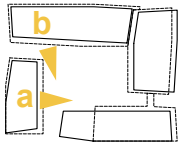
views



views



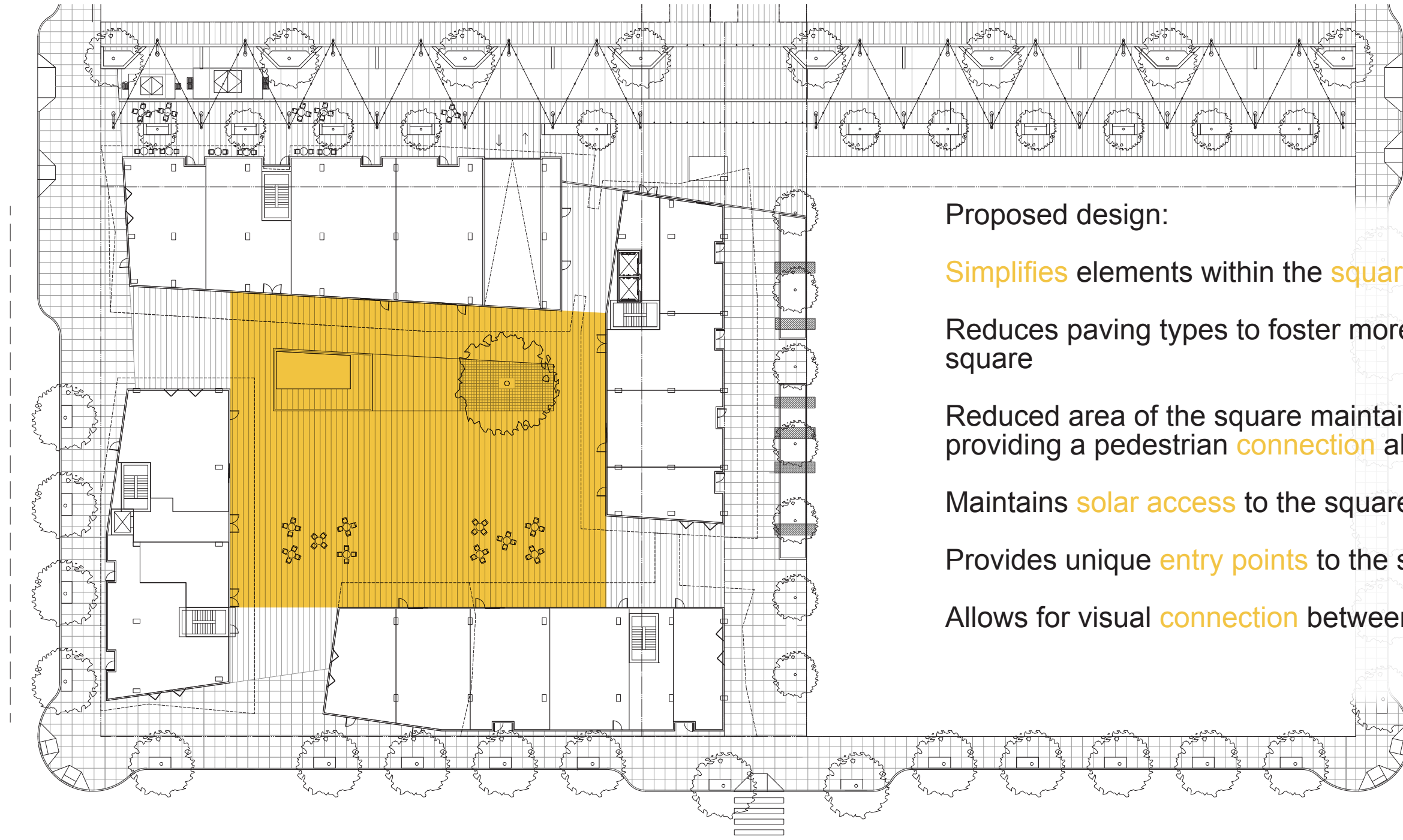
views



square design



2. Simplify the Square materials and landscape design to provide a versatile public space that is active throughout the day.



Proposed design:

Simplifies elements within the square

Reduces paving types to foster more freedom of use within the square

Reduced area of the square maintains four-sided enclosure while providing a pedestrian connection along the park edge

Maintains solar access to the square

Provides unique entry points to the square on all four sides

Allows for visual connection between 21st Avenue and the park

square | previous landscape plan



festival street

NW Quimby

NW 21st Street

stacked wood benches

water feature + splash pad

wood boardwalk

catenary lighting

tree planter
stacked wood bench
colored concrete plaza

'glowing box' /
wayfinding /
signage
fire pit + seating
bollard light

NW Pettygrove



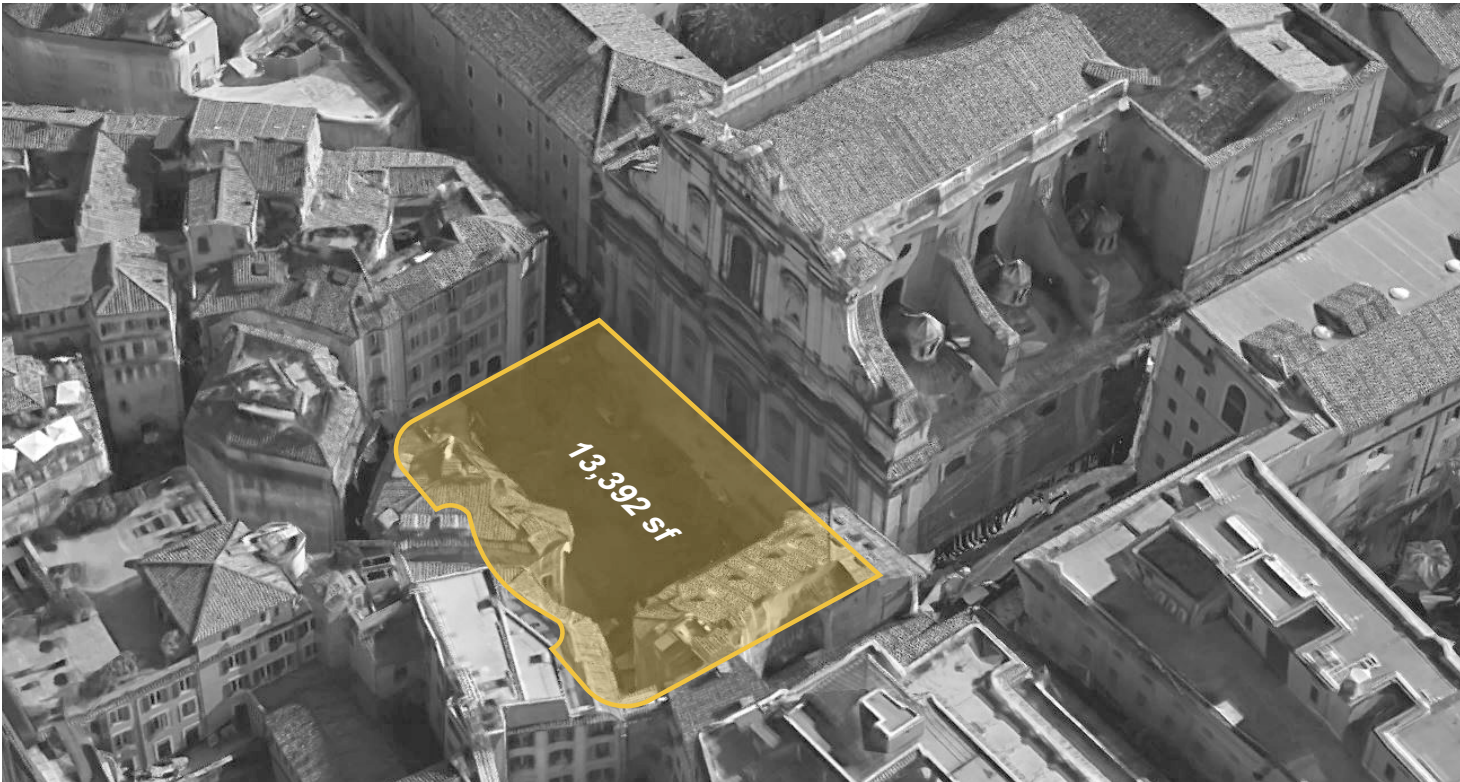
square | proposed landscape plan



square | scale



psu urban center | portland, oregon | 108' x 145' (B290W square | 137' X 111' = 15,165 sf)



piazza di sant'ignazio | rome, italy | 93' x 144' (B290W square | 137' X 111' = 15,165 sf)

square | scale



marriott hotel | portland, oregon | 115' x 92' (B290W square | 137' X 111' = 15,165 sf)

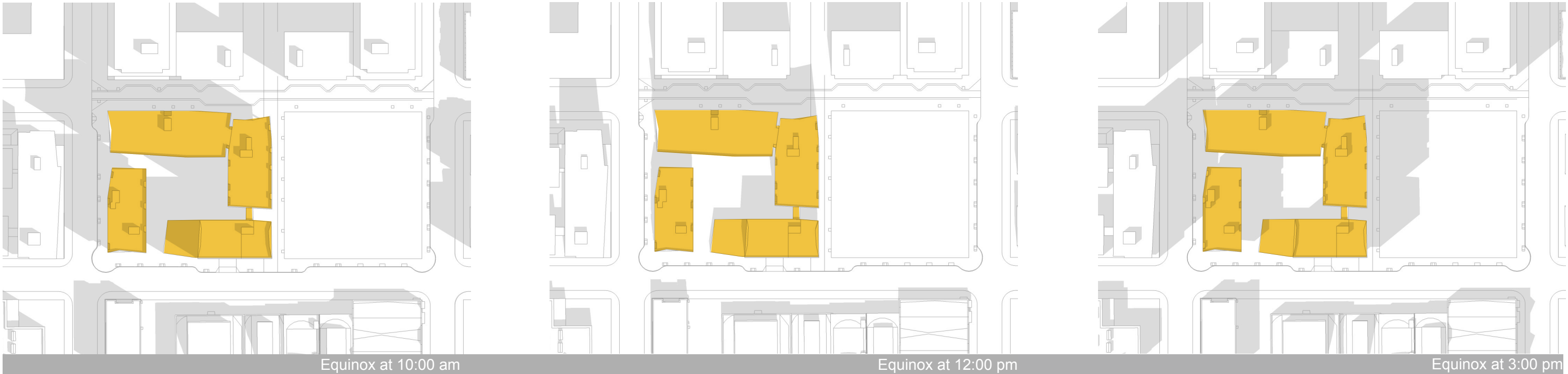


ghiradelli square | san francisco, california | 144' x 105' (B290W square | 137' X 111' = 15,165 sf)

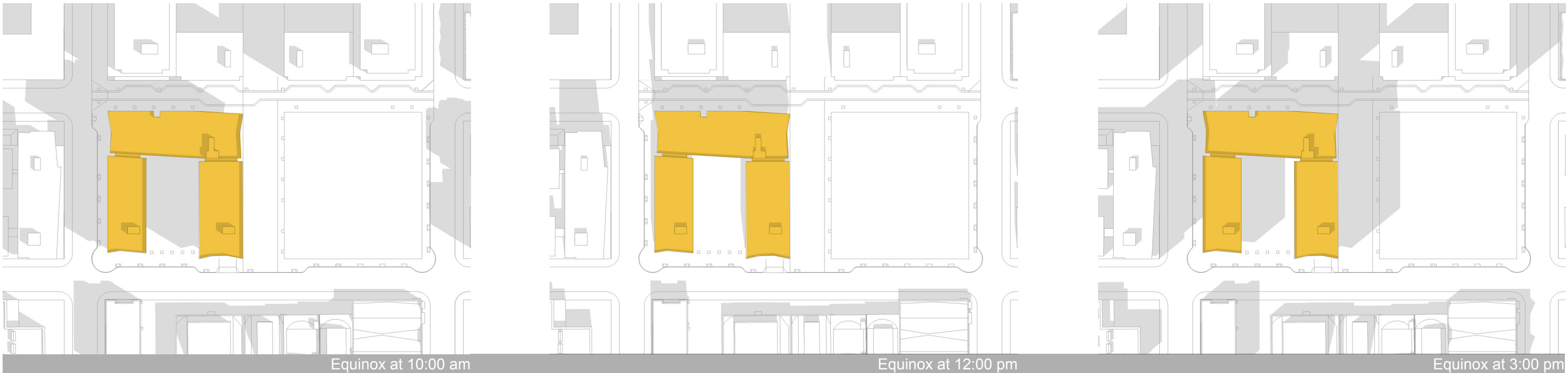
equinox | shadows



proposed



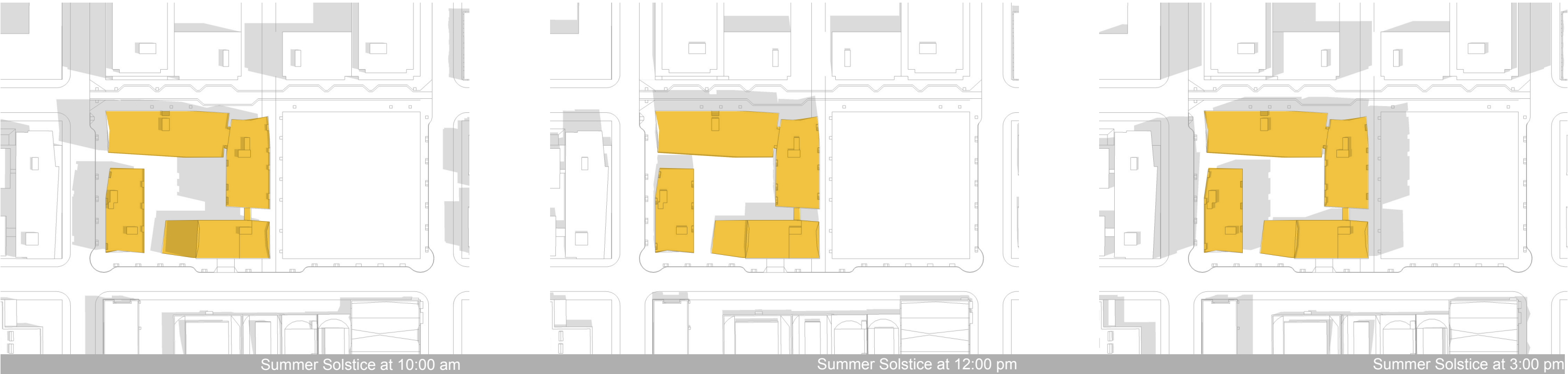
study b



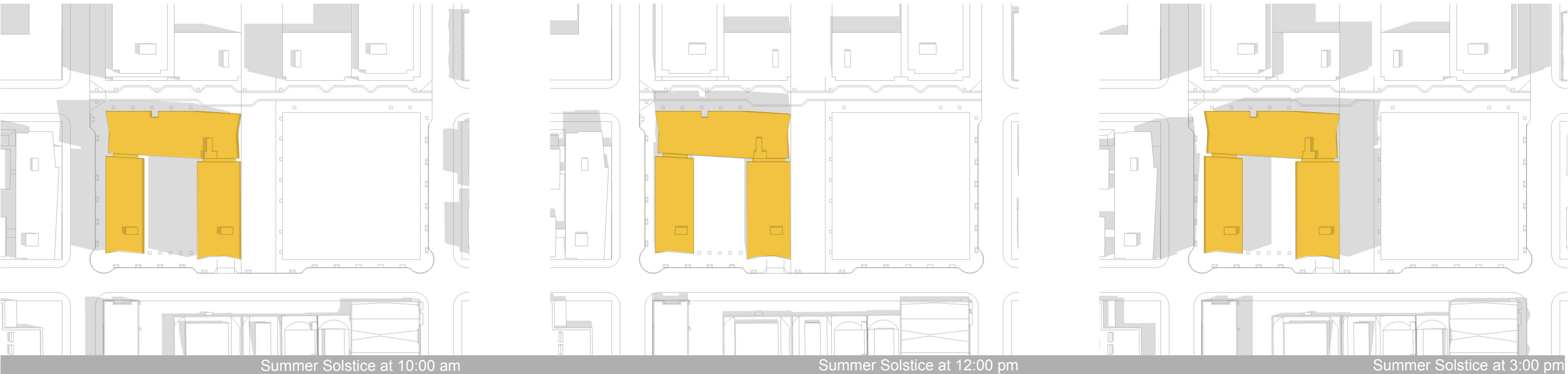
summer | shadows



proposed



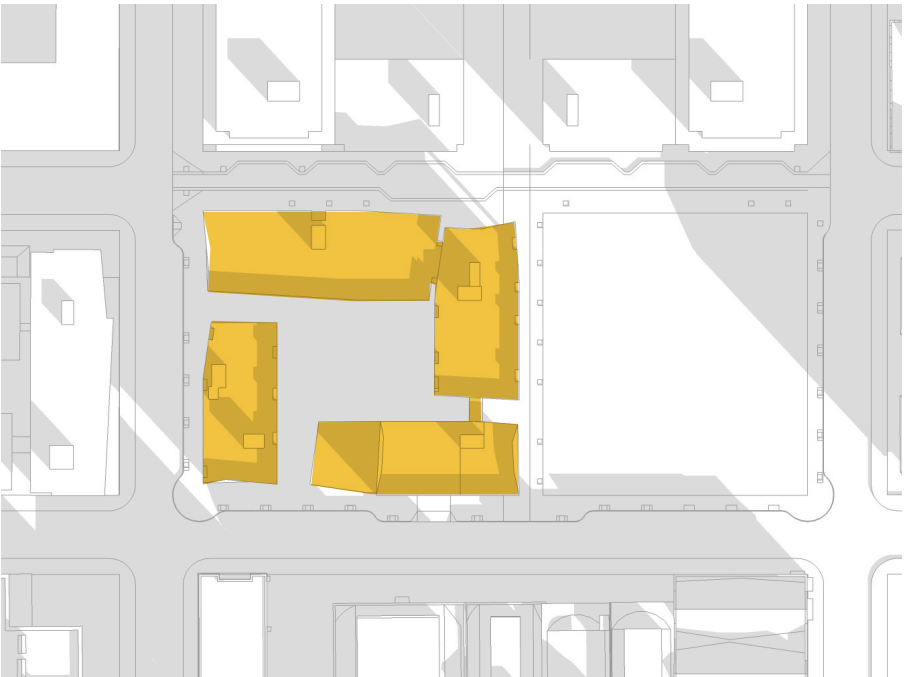
study b



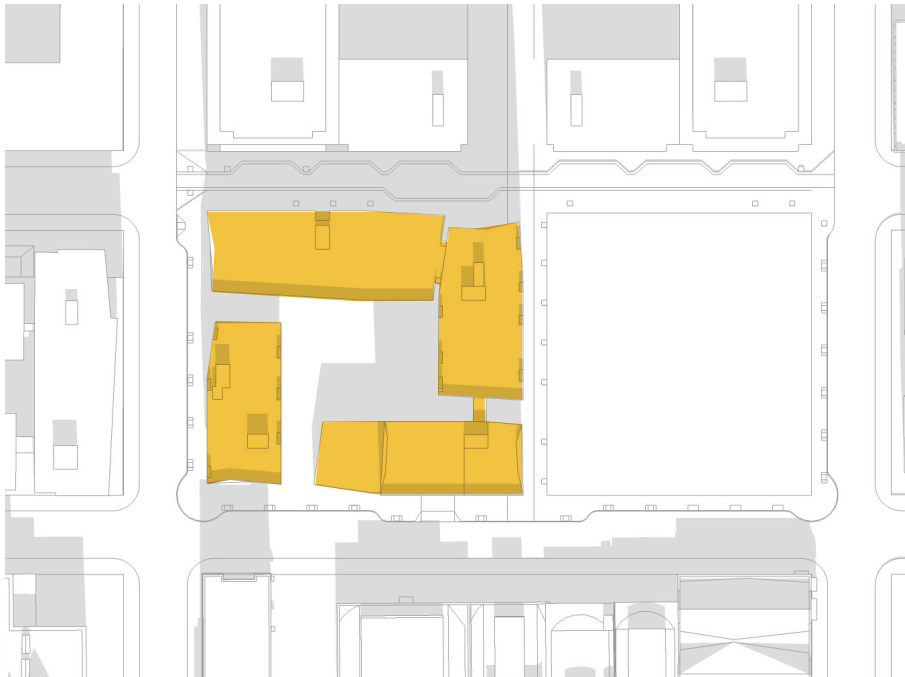
winter | shadows



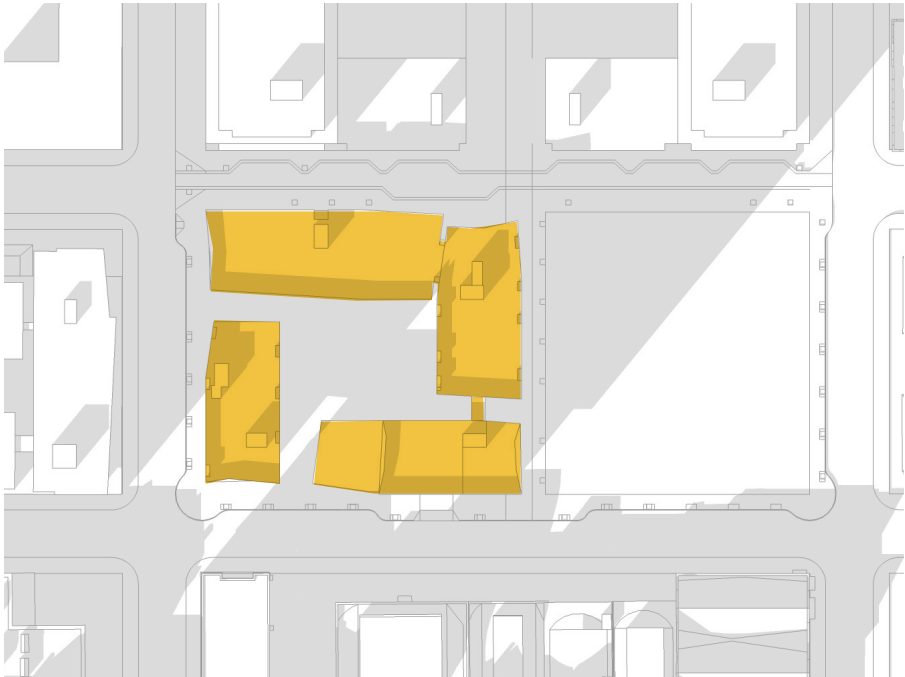
proposed



Winter Solstice at 10:00 am

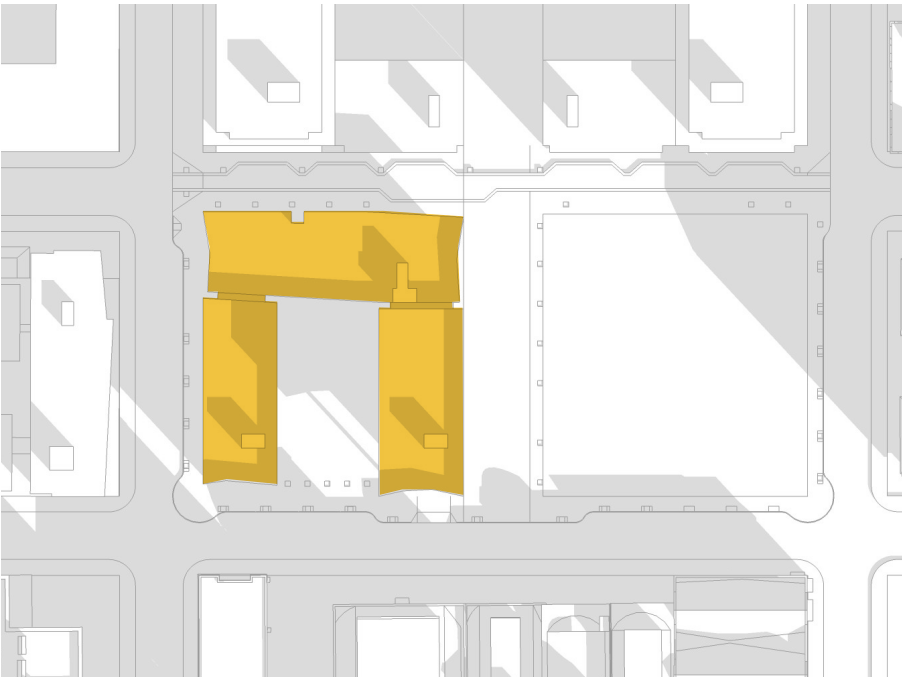


Winter Solstice at 12:00 pm

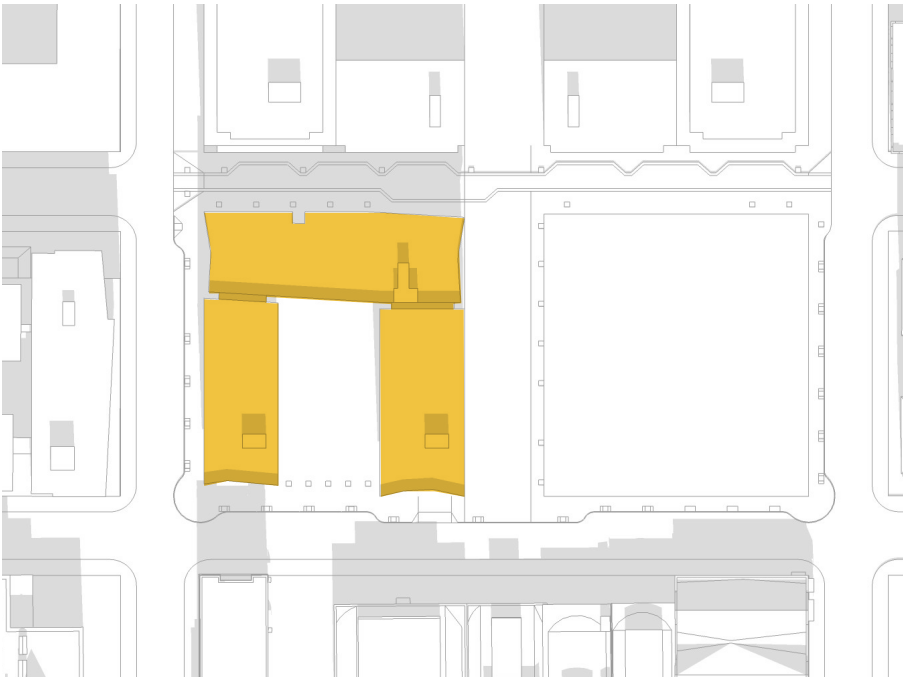


Winter Solstice at 3:00 pm

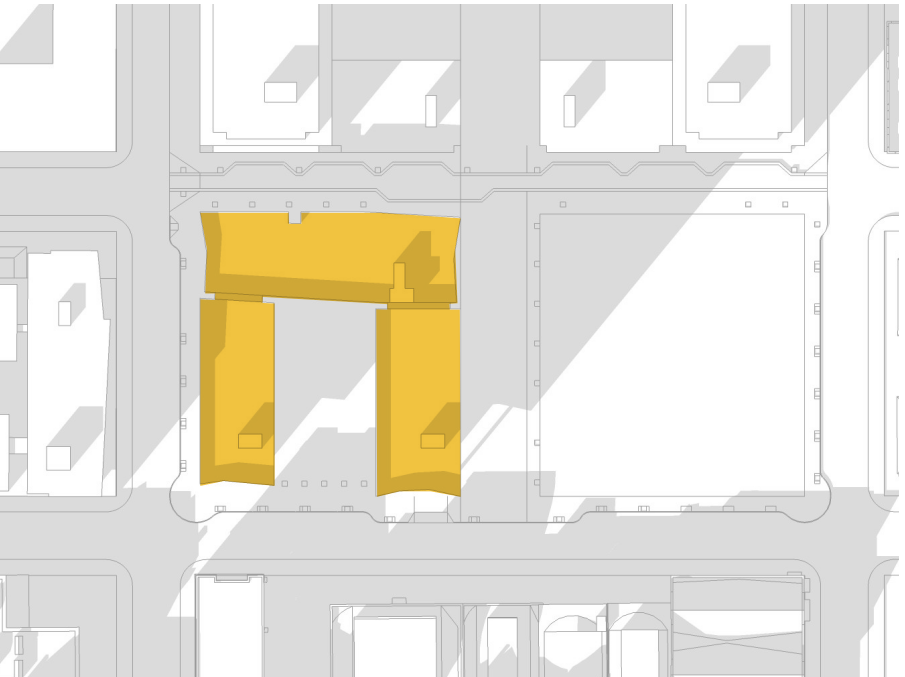
study b



Winter Solstice at 10:00 am



Winter Solstice at 12:00 pm

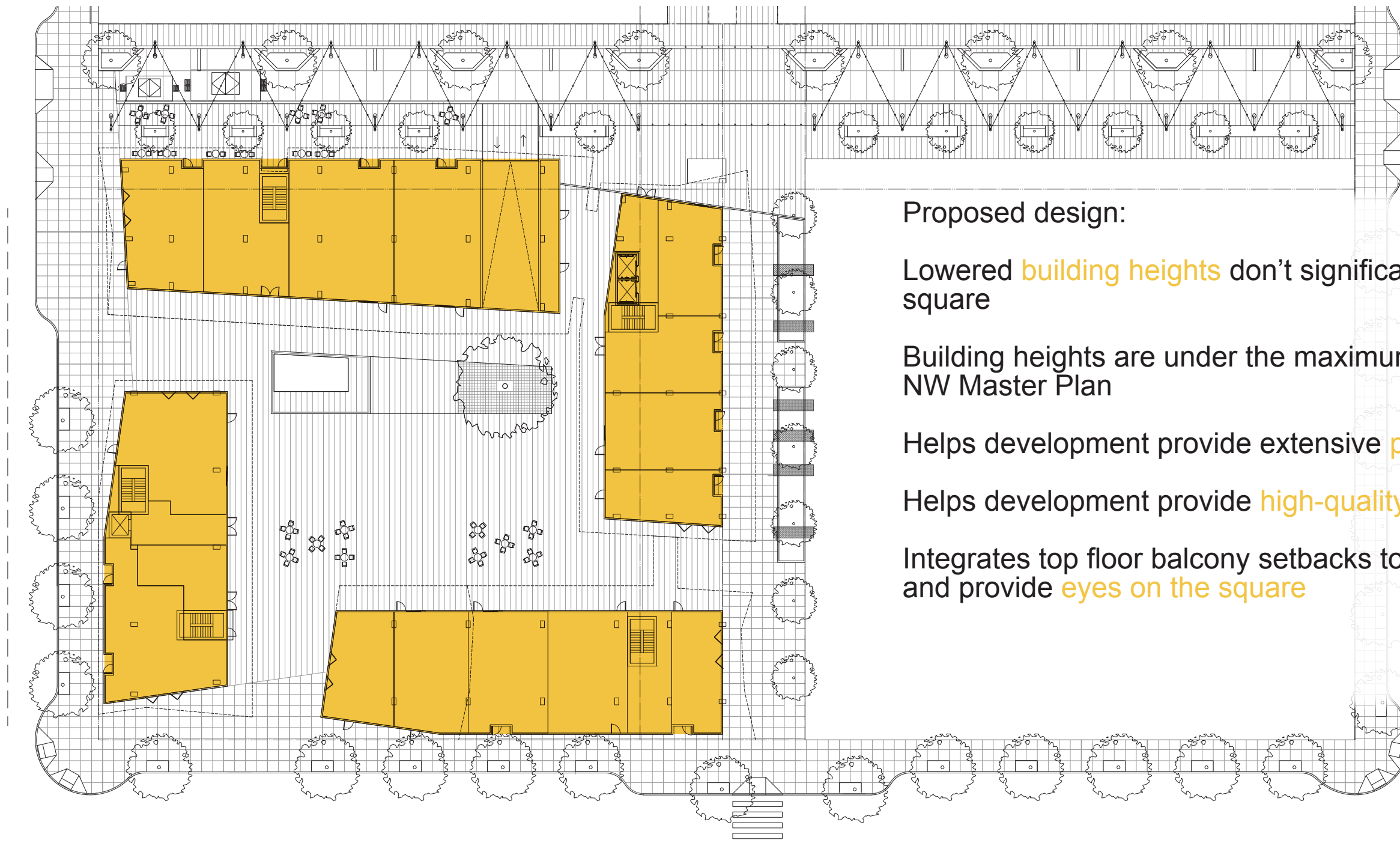


Winter Solstice at 3:00 pm

building heights



3. Provide adequate building height to support the project while ensuring solar access, both of which are critical to the vibrancy and success of the Square.



Proposed design:

Lowered **building heights** don't significantly alter **solar access** to the square

Building heights are under the maximum **allowable heights** per the NW Master Plan

Helps development provide extensive **public amenities**

Helps development provide **high-quality materials**

Integrates top floor balcony setbacks to **reduce the building scale** and provide **eyes on the square**

building height study | solar access



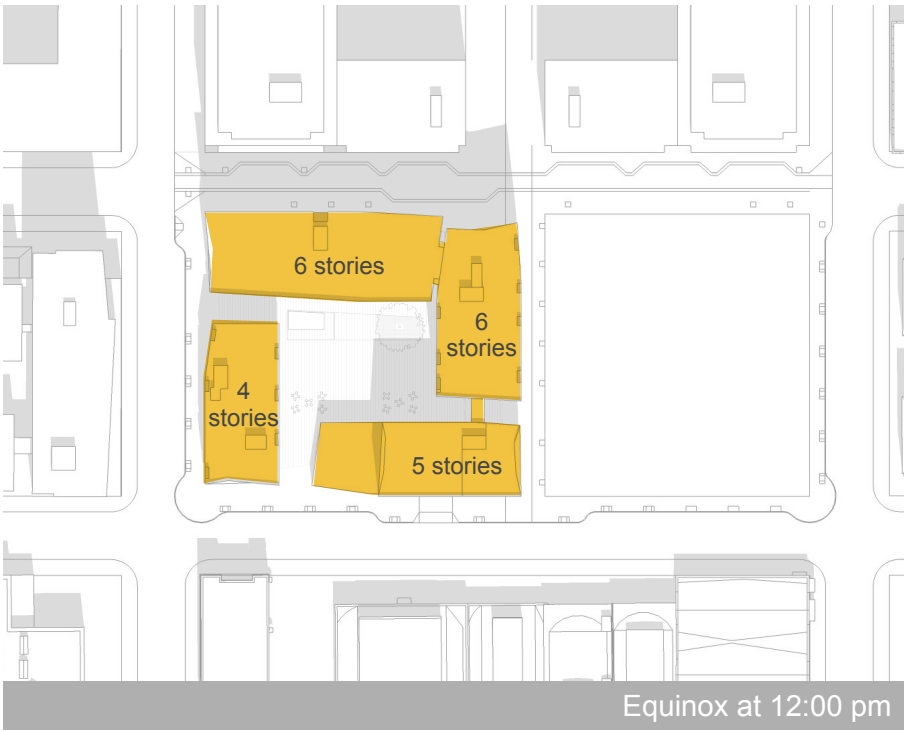
proposed building heights



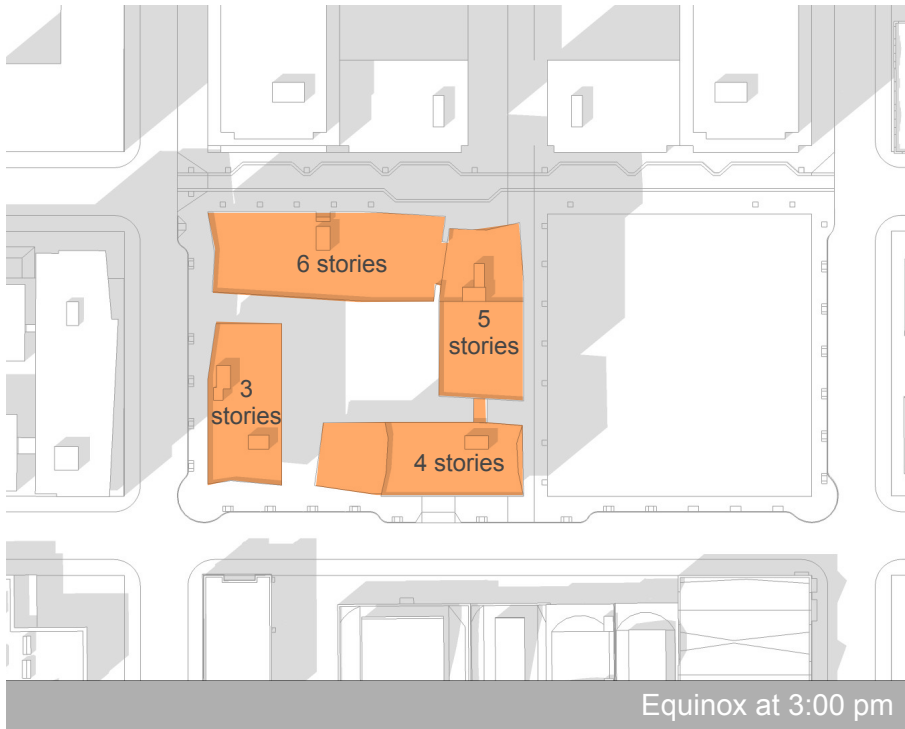
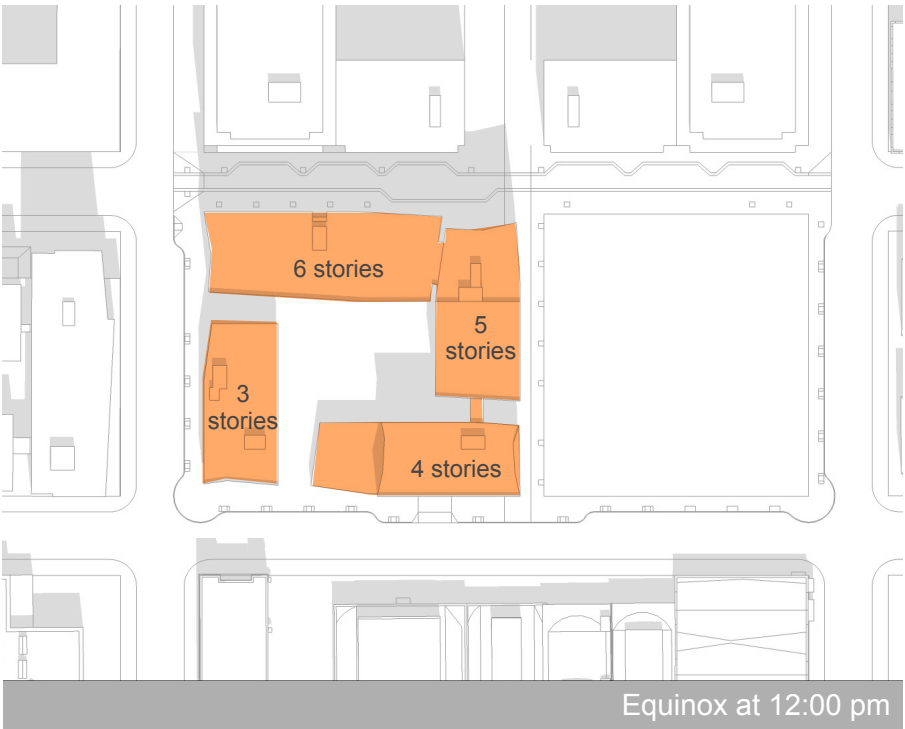
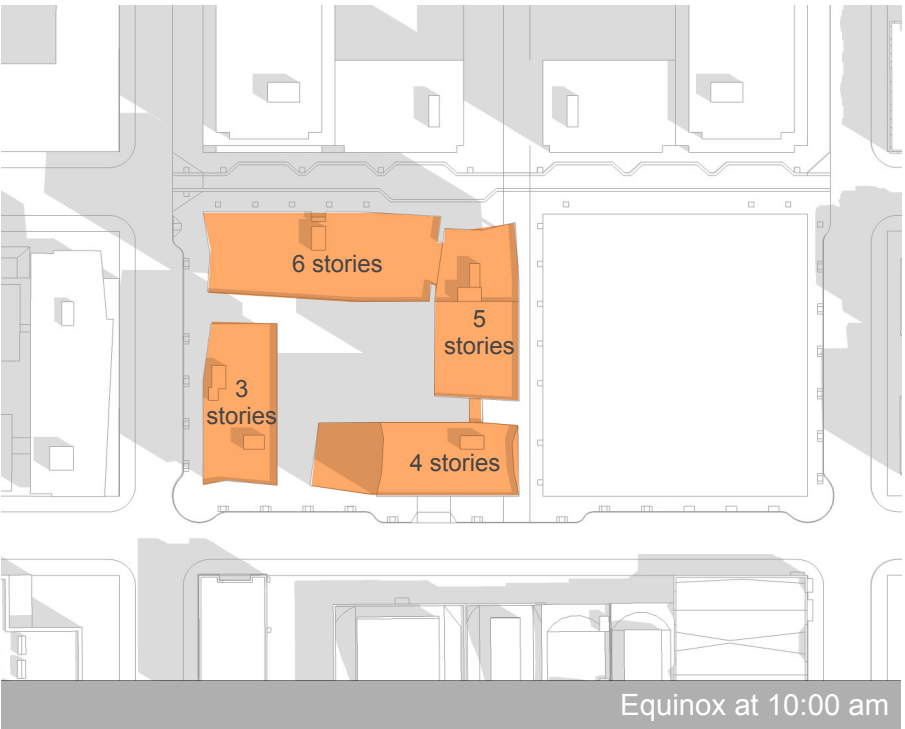
reduced building heights | negligible change to shadows
| financially infeasible

building height study | solar access | equinox

proposed building heights

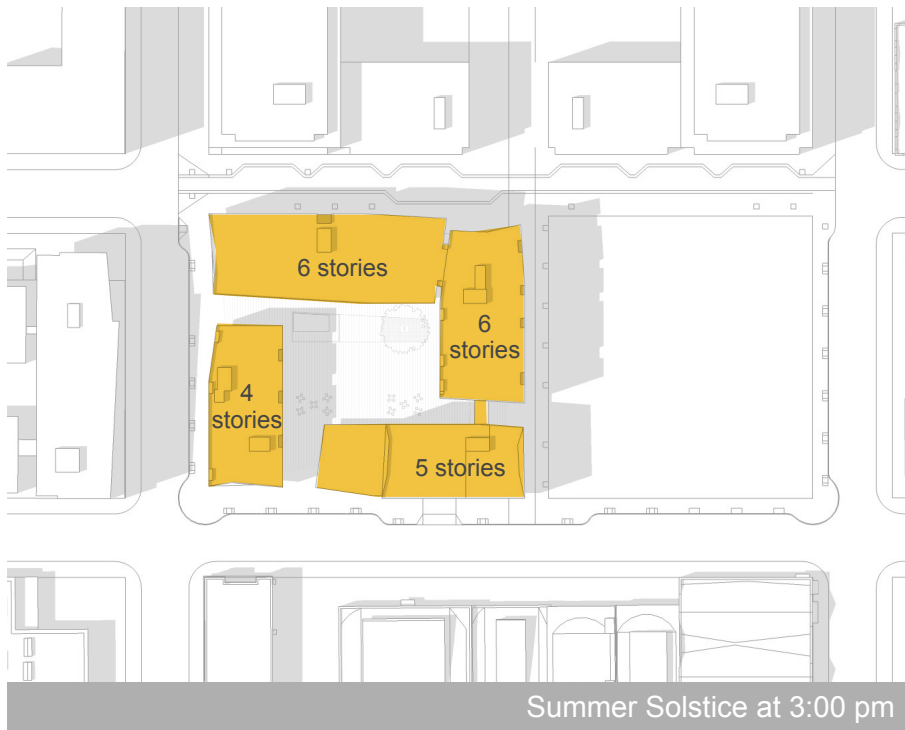
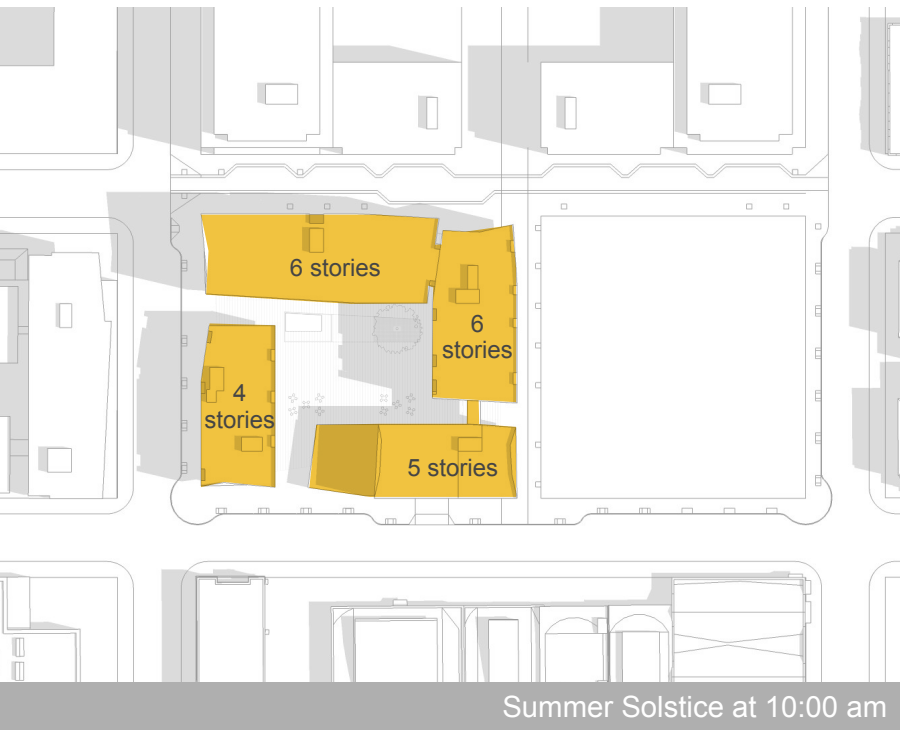


reduced building heights | negligible change to shadows | financially infeasible

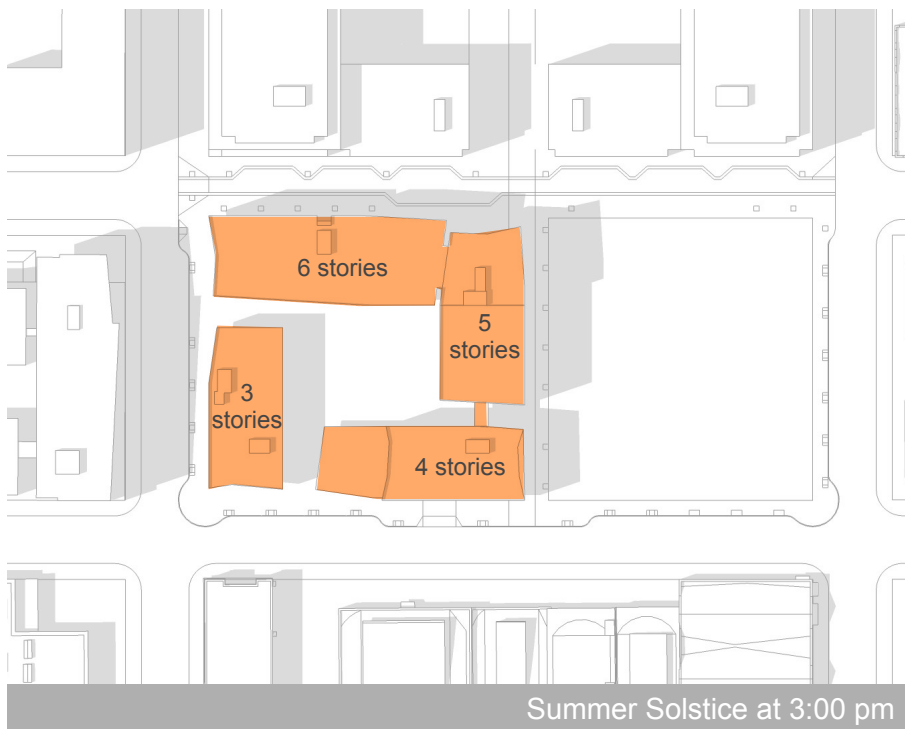
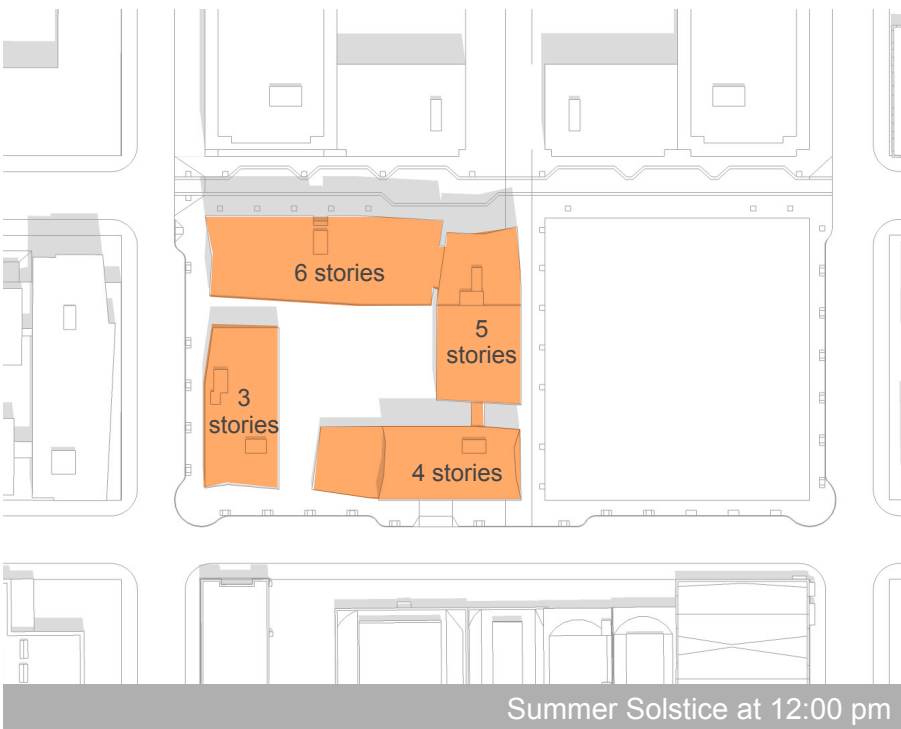


building height study | solar access | summer solstice

proposed building heights



reduced building heights | negligible change to shadows | financially infeasible

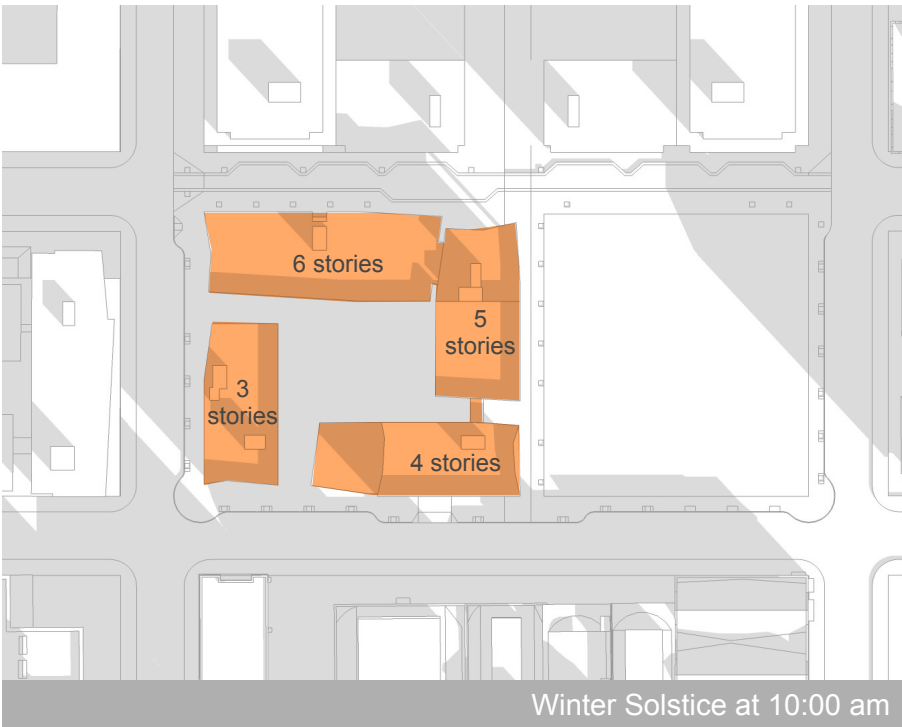


building height study | solar access | winter solstice

proposed building heights



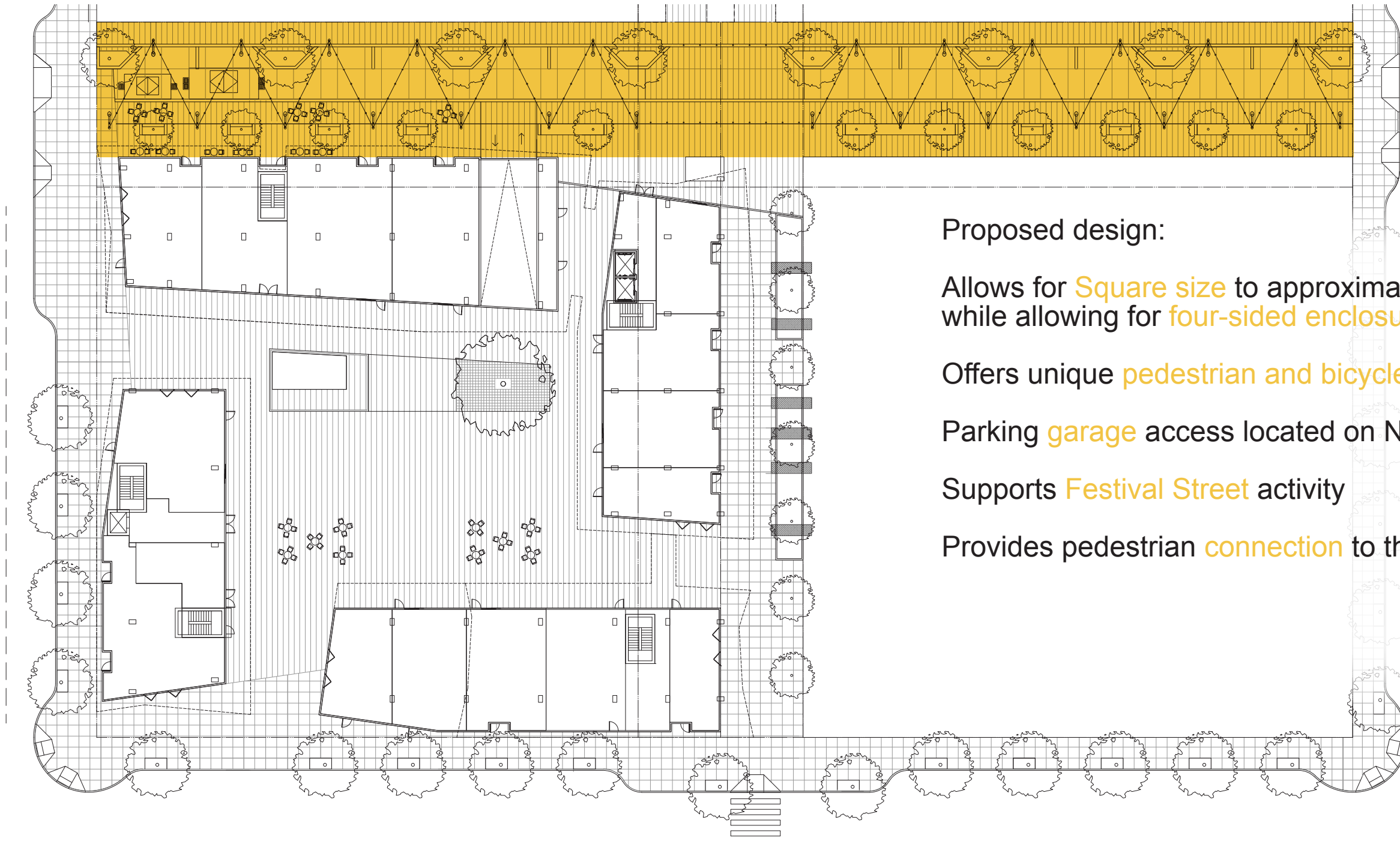
reduced building heights | negligible change to shadows | financially infeasible



nw quimby street



4. Address the function of NW Quimby St. to support pedestrian and bicycle circulation and integrate vehicular uses.



Proposed design:

Allows for **Square size** to approximate Master Plan requirements while allowing for **four-sided enclosure**

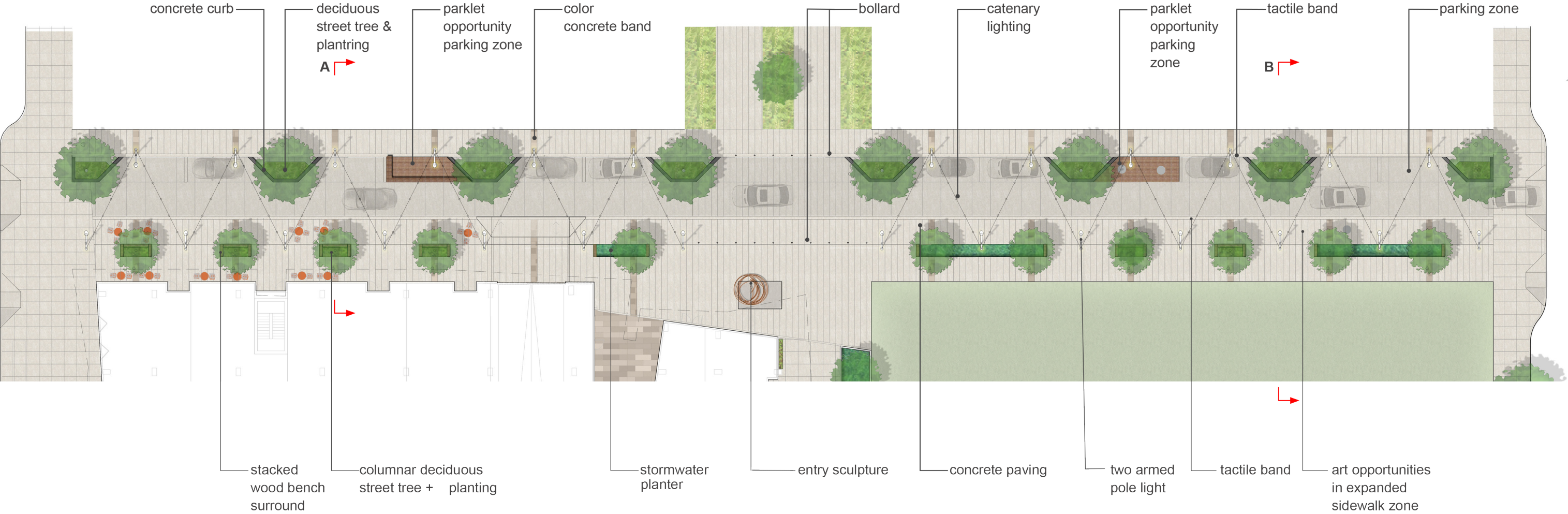
Offers unique **pedestrian and bicycle** realm

Parking **garage** access located on NW Quimby

Supports **Festival Street** activity

Provides pedestrian **connection** to the **park** and the **square**

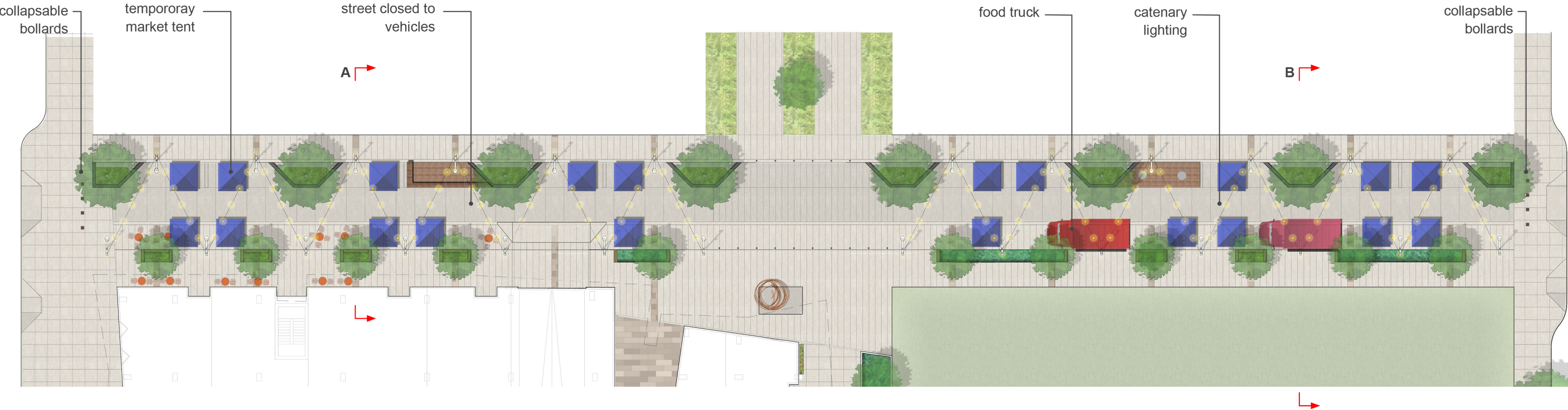
nw quimby street | landscape plan



typical weekday - study



nw quimby street | landscape plan



festival day - study



nw quimby street | section A



typical weekday - study



festival day - study

nw quimby street | section B



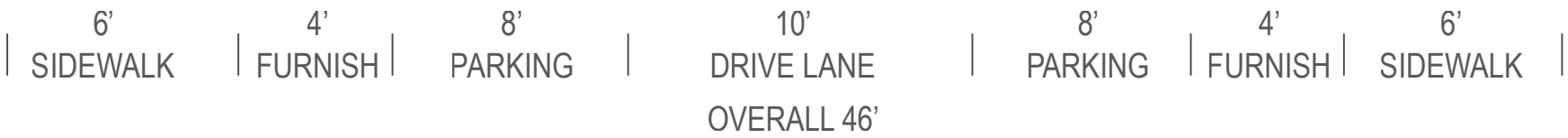
typical weekday - study



festival day - study

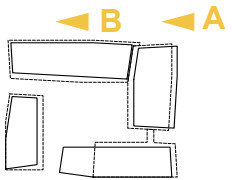
nw quimby street | precedent

intersection of SW park ave. and salmon st.

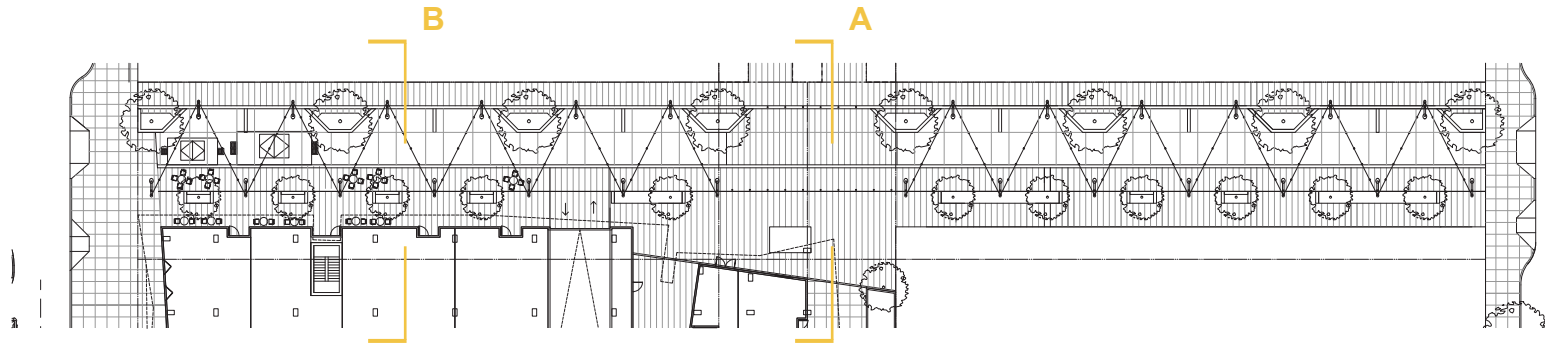


OVERALL 49'

nw quimby street | views



quimby st. reference plan



landscape design | reference images

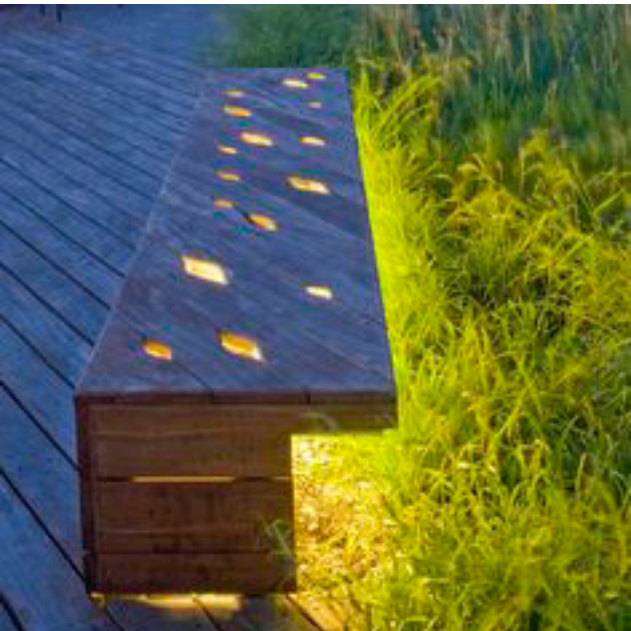
site furniture



slabtown historic image



stacked wood



accent light

water feature



splash pad



stacked stone



water cascade

landscape design | reference images

paving



tri-color concrete unit pavers

nw quimby street



curbless street (bell street, seattle)

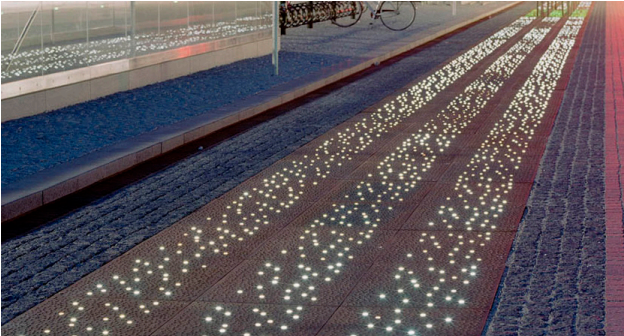


catenary lighting

art



engravings/ etchings on sidewalk furnishings



in-ground fibre-optic lighting



light projection



street light



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