

# Planning and Urban Development Department

## Planning Division

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**Subject:** B5b Urban Commercial Business Zones Design Review – 185 Fore St.

**Written by:** Caitlin Cameron, Urban Designer

**Date of Review:** Wednesday, February 25, 2015

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On Wednesday, February 25, a design review according to the *City of Portland Design Manual* Standards was performed for the revised application materials for the proposed new construction of a commercial building at 185 Fore Street. The review was performed by Caitlin Cameron, Urban Designer and Alex Jaegerman, Division Director within the Planning Division of the Department of Planning & Urban Development. The project was reviewed against the *B5b Urban Commercial Business Zones Design Standards* and *Multiple-Family Design Standards* (Section (c) and Section (i) of the Design Manual) and also took into consideration the previous design review comments from 5/29/15.

**Design Review Comments** (*red text denotes standards that require revision*):

**B5b Urban Commercial Business Zones:**

*Standard 1a. Shared Infrastructure* – Met – Project uses adjacent parking structure to meet on-site parking requirement and building has physical connection to garage.

*Standard 1b. Relationship to Street* – Building is set close to property line on all frontages including corner. **Staff requests that landscaping shown adjacent to retail façade on India Street be removed, especially on India Street. Although staff recognizes the intent was to ameliorate the inability to provide street trees in these locations, staff is not in support of placing landscaping between sidewalk and active ground floor facades. A wider sidewalk and easy access to the ground floor uses are preferred. City Arborist is amenable to removing the proposed landscaping. Landscaping on Fore Street might need to be maintained to meet Open Space requirement of Multiple-Family Design Standards for dwelling units without balcony.**

*Standard 1c. Building Orientation* – Met – Strong orientation to India Street is provided with retail frontage as well as an emphasized residential entrance on Fore Street. Visual transmittance of glass should be .7 or higher at ground floor.

*Standard 1d. Parking Lots* – Not applicable

**Multiple-Family Design Standards:**

*Standard 1(a)1. Exterior Design* – Met – Project uses materials, fenestration patterns, and articulation consistent with the existing neighborhood fabric. Balconies and differentiation in façade planes create visual interest and shadow lines. The ground floor has a high level of fenestration/storefront which is desirable especially for India Street. Project is located in an

area that is more commercial/mixed-use in character than residential. As a mixed-use building, it is compatible with the surrounding context and contributes to the character and coherence of the street.

*Standard 1(a)2. Relationship to Street* – Met – Staff appreciates the infill nature of this project and its location and orientation contributes to the overall street wall and character of India Street. Ground floor has been adjusted to be closer to property line/sidewalk. **As stated above, placement of landscaping between sidewalk and building on India Street is not desired and does not reflect typical condition in the neighborhood.**

*Standard 1(a)3. Open Space* – Met – All but two dwelling units are provided with at least one balcony. In the case of the dwelling units without direct access to open space, planted strips are proposed at the ground level of the project.

*Standard 1(a)4. Livability* – Met – Each dwelling unit provides ample windows for light and air as well as sufficient storage areas at ground floor and within unit.

*Standard 1(a)5. Surface Parking* – Not applicable

*Standard 1(a)6. Lodging* – Not applicable