

# Planning and Urban Development Department

## Planning Division

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**Subject:** B-2b Design Review – 89 Anderson Street  
**Written by:** Caitlin Cameron, Urban Designer  
**Date of Review:** Tuesday, August 2, 2016

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The project at 88 Preble Street was reviewed according to the *City of Portland Design Manual* standards by Caitlin Cameron, Urban Designer against *the B-2b Commercial Business Zones Standards* (Section (d) of the Design Manual).

### Design Review Comments:

#### **(d) B-2b Commercial Business Zones**

*Standard (1) a. Urban Street Wall* – Met – Project is located on or near the property line and creates strong street walls on all street-facing facades. Fence and landscaping maintain the street wall.

*Standard (1) b. Mixed Uses* – Not applicable

*Standard (1) c. Building Entrances* – Met – Primary building entrance is oriented to the street.

*Standard (1) d. Windows* – Met – Ground floor street frontage has an adequate amount of fenestration and at a level that provides some views into the building while maintaining some privacy for the users. **Fenestration should meet the minimum transparency standard.**

*Standard (1) e. Façade Character* – Met – Street-facing facades are oriented to and/or adjacent to public sidewalk. Fenestration is set higher than for a retail space in deference to ramp and desire for some privacy of users.

*Standard (1) f. Building Design* – Overall, the building design is compatible with the surrounding context in its scale, roof pitch, and fenestration. Although multi-story building design would be preferable here, one story is allowed by zoning and the applicant has designed a tall one-story that meets the datum line of the adjoining building.

*Standard (1) g. Building Materials* – Met – Material choices seem appropriate and in character with the surrounding context. **It was suggested to applicant that the more durable concrete base be brought up higher on Preble Street.**

*Standard (1) h. Building Scale* – Not applicable

*Standard (1) i. Landscaping and Buffers* – Met – Fence and landscaping proposed to screen yard, dumpster, and service area.