



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

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MEMORANDUM

Date: March 30, 2017
To: Portland Design Commission
From: JEFF MITCHEM, Design Review
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Re: EA 17-116921 DAR – 730 SW 10th Smart Park Parking Garage
Design Advice Request Commission Memo – April 6, 2017 Hearing Date

Attached is a drawing set for the Design Advice Request for the above referenced case. The review criteria are the Central City Fundamental Design Guidelines (cheat sheet included with this memo). Please contact me with any questions or concerns.

I. PROGRAM OVERVIEW

The Portland Bureau of Transportation and the Portland Development Commission seek design advice for the renovation of the full block SmartPark garage abutted by SW 9th Ave, SW 10th Ave, SW Yamhill St and SW Morrison St. The \$12.1 million renovation consists of the following key components:

- *Stairs & Elevators.* Consolidation of stairs and elevators from the current configuration of one at each corner to one stair and two elevators at the SW and NE corners.
- *Retail Expansion.* Approximately 800 sf of additional retail floor area on the corners of the garage where stairs and elevators will be removed.
- *Mechanical.* Upgrades to mechanical and lighting to improve energy efficiency.
- *Accessibility.* ADA improvements within and adjacent to building, re-striping of some parking stalls.
- *Building Infrastructure.* Solar panels integrated into roof-top canopies, new signage, new canopies on corner and mid-block retail entrances.

II. DEVELOPMENT TEAM BIO

Architect	Christine Rumi FFA Architects – Portland, OR
Owner's Representative	Kim Knox SOJ
Project Valuation	\$12.1 M

III. RECOMMENDED DAR TOPICS

Staff advises you consider the following among your discussion items on April 6th:

1. Design Character

- A. *Design Drivers.* Regarding the design drivers on pages 8-9 of the DAR Drawing Set – Relationships, Character, Duality – staff encourages the Applicant to fully resolve these drivers in concept and detail sufficiently responsive to context.
- B. *RACC Process.* Staff advises the Applicant convey status of RACC process and conceptual design status in LUR submittal. Consider extent of canvas, medium (lighting, paint, glass), design goals and objectives, and cost implications. With regard to cost, Staff advises the Commission provide input

on prioritization of canvas locations (corners, shear walls, piers, spandrel, etc) and design media (paint, light, glass, etc) in anticipation of future potential value engineering as design advances.

- C. *Garage Effect*. Staff advises the Applicant study the potential for façade solid/void interplay to mitigate “garage effect” – screening/enclosure in some locations, etc.

2. Ground Floor

- A. *Corners*. Staff is supportive of the proposed corners as the most appropriate to re-purpose.
- B. *Retail Bays*. Staff questions the programmatic drivers for demising floor area as proposed – is flexibility for future changes maintained – maker spaces, micro-business, incubator, etc?
- C. *Entries*. Staff advises greater clarity in LUR submittal regarding the storefront system envisioned.
- D. *Arcades*. Staff seeks greater clarity on the continuity of lighting strategy between inside and outside – can/should the “RACC canvas” extend to storefront system within arcades?

3. Upper Floors

- A. *Piers and Spandrels*. Staff questions whether the “RACC canvas” treatments would extend to piers and spandrels at upper levels.
- B. *Skybridge*. Staff seeks clarity on long-term treatment of skybridge – deconstruction, etc.
- C. *Voids*. Staff advises the Applicant study potential for screening floor voids at upper levels.
- D. *People Places*. Staff advises the Applicant study potential for upper level place-making (level 2 over retail, roof, etc. Precedent in Miami, FL – 1111 Lincoln Rd:
<http://www.nytimes.com/2011/01/24/us/24garage.html>

4. Materials

- A. *Stair Towers*. Staff advises the Applicant provide clarity on stair wall detail – butt glazed glass curtain wall and solid panel assembly, mounting, flashing, etc.
- B. *Piers and Spandrels*. Staff advises the Applicant provide clarity regarding extent of renovation beyond painting and which elevations are priorities for RACC process.

5. **Major Remodel**. The proposed work is close to qualifying as a major remodel as defined by the Portland Zoning Code – *Projects where the floor area is being increased by 50 percent or more, or where the cost of the remodeling is greater than the assessed value of the existing improvements on the site*. The valuation of the proposed work is \$12.1M and the assessed value of the existing improvements is \$14M. Should the valuation of the proposed work increase to above \$14M, the following standards would apply:

- Ground Floor Windows (33.510.220, 33.140.230) – The windows must be at least 50 percent of the length and 25 percent of the ground level wall area. Ground level wall areas include all exterior wall areas up to 9 feet above the finished grade.
- Required Building Lines (Map 510-6, 33.510.215) – The building must extend to the street lot line along at least 75 percent of the lot-line, or the building must extend to within 12 feet of the street lot line for 75 percent of the lot-line.
- Ground Floor Active Uses (Map 510-7, 33.510.225) – The ground floor height must be at least 12 feet clear, must be at least 25 feet deep measured from the street-facing façade.
- Minimum Active Floor Area (Map 510-7, 33.510.226) – On the portion of a site within 200 feet of a streetcar alignment, at least 50 percent of floor area in each building must be in one or more of the active uses listed below, where allowed by the base zone. Parking areas, both accessory and commercial, are not included in active floor area.

III. APPROVAL CRITERIA: *Central City Fundamental Design Guidelines*

GUIDELINE	STRONG	FAIR	WEAK
<p>A1. Integrate the River. Orient architectural and landscape elements including, but not limited to, lobbies, entries, balconies, terraces, and outdoor areas to the Willamette River and greenway. Develop accessways for pedestrians that provide connections to the Willamette River and greenway.</p>	<p>Imbedded in key design drivers. See page 8 of drawing set.</p>		
<p>A2. Emphasize Portland Themes. When provided, integrate Portland-related themes with the development’s overall design concept.</p>	<p>Imbedded in key design drivers. See page 8 of drawing set.</p>		
<p>A3. Respect the Portland Block Structures. Maintain and extend the traditional 200-foot block pattern to preserve the Central City’s ratio of open space to built space. Where superblock exist, locate public and/or private rights-of-way in a manner that reflects the 200-foot block pattern, and include landscaping and seating to enhance the pedestrian environment.</p>	<p>Reinforces through maintaining full site buildout.</p>		
<p>A4. Use Unifying Elements. Integrate unifying elements and/or develop new features that help unify and connect individual buildings and different areas.</p>		<p>Design unification resolved at upper levels through key design drivers. Potential to unify upper levels with storefront?</p>	
<p>A5. Enhance, Embellish, and Identify Areas. Enhance an area by reflecting the local character within the right-of-way. Embellish an area by integrating elements in new development that build on the area’s character. Identify an area’s special features or qualities by integrating them into new development.</p>		<p>Imbedded in key design drivers. See page 8 of drawing set. Is response sufficiently localized?</p>	
<p>A6. Reuse/Rehabilitate/Restore Buildings. Where practical, reuse, rehabilitate, and restore buildings and/or building elements.</p>	<p>Renovation proposal.</p>		
<p>A7. Establish and Maintain a Sense of Urban Enclosure. Define public rights-of-way by creating and maintaining a sense of urban enclosure.</p>	<p>Reinforces through maintaining full site buildout.</p>		
<p>A8. Contribute to a Vibrant Streetscape. Integrate building setbacks with adjacent sidewalks to increase the space for potential public use. Develop visual and physical connections into buildings’ active interior spaces from adjacent sidewalks. Use architectural elements such as atriums, grand entries and large ground-level windows to reveal important interior spaces and activities.</p>	<p>More active floor area added. Storefront system improved.</p>		

<p>A9. Strengthen Gateways. Develop and/or strengthen gateway locations.</p>		<p>Though not a <u>G</u>ateway location, site is pivotal considering multi-modal connectivity.</p>	
<p>B1. Reinforce and Enhance the Pedestrian System. Maintain a convenient access route for pedestrian travel where a public right-of-way exists or has existed. Develop and define the different zones of a sidewalk: building frontage zone, street furniture zone, movement zone, and the curb. Develop pedestrian access routes to supplement the public right-of-way system through superblocks or other large blocks. Provide human scale and interest to buildings, along sidewalks and walkways.</p>		<p>More specificity on how ground-level improvements seek to mitigated auto/ped conflicts.</p>	
<p>B2. Protect the Pedestrian. Protect the pedestrian environment from vehicular movement. Develop integrated identification, sign, and sidewalk-oriented night-lighting systems that offer safety, interest, and diversity to the pedestrian. Incorporate building equipment, mechanical exhaust routing systems, and/or service areas in a manner that does not detract from the pedestrian environment.</p>		<p>Singular garage access maintained at SW 10th Ave. Opportunity to mitigate ped/auto impacts – art canvas opportunity over entry?</p>	
<p>B3. Bridge Pedestrian Obstacles. Bridge across barriers and obstacles to pedestrian movement by connecting the pedestrian system with innovative, well-marked crossings and consistent sidewalk designs.</p>		<p>None specified.</p>	
<p>B4. Provide Stopping and Viewing Places. Provide safe, comfortable places where people can stop, view, socialize and rest. Ensure that these places do not conflict with other sidewalk uses.</p>		<p>None provided.</p>	
<p>B5. Make Plazas, Parks and Open Space Successful. Orient building elements such as main entries, lobbies, windows, and balconies to face public parks, plazas, and open spaces. Where provided, integrate water features and/or public art to enhance the public open space. Develop locally oriented pocket parks that incorporate amenities for nearby patrons.</p>	<p>Connections to GreenLoop enhanced with more retail entries.</p>		
<p>B6. Develop Weather Protection. Develop integrated weather protection systems at the sidewalk-level of buildings to mitigate the effects of rain, wind, glare, shadow, reflection, and sunlight on the pedestrian environment.</p>	<p>Continuous canopies proposed, arcade improved.</p>		
<p>B7. Integrate Barrier-Free Design. Integrate access systems for all people with the building’s overall design concept.</p>	<p>Accessibility measures indicated.</p>		

<p>C1. Enhance View Opportunities. Orient windows, entrances, balconies and other building elements to surrounding points of interest and activity. Size and place new buildings to protect existing views and view corridors. Develop building façades that create visual connections to adjacent public spaces.</p>		Potential for upper-level amenity spaces?	
<p>C2. Promote Quality and Permanence in Development. Use design principles and building materials that promote quality and permanence.</p>		Concrete structure maintained. Glass/steel stair/elevator towers.	
<p>C3. Respect Architectural Integrity. Respect the original character of an existing building when modifying its exterior. Develop vertical and horizontal additions that are compatible with the existing building, to enhance the overall proposal's architectural integrity.</p>	Origin of structure maintained.		
<p>C4. Complement the Context of Existing Buildings. Complement the context of existing buildings by using and adding to the local design vocabulary.</p>		Glazing should be maximized in stair towers.	
<p>C5. Design for Coherency. Integrate the different building and design elements including, but not limited to, construction materials, roofs, entrances, as well as window, door, sign, and lighting systems, to achieve a coherent composition.</p>		Simple materials palette well-composed and iconic. Potential for expansion of treatment to fill some/all of upper-level voids?	
<p>C6. Develop Transitions between Buildings and Public Spaces. Develop transitions between private development and public open space. Use site design features such as movement zones, landscape element, gathering places, and seating opportunities to develop transition areas where private development directly abuts a dedicated public open space.</p>		Full site build-out, no public open space provided. Potential for upper-level amenity space?	
<p>C7. Design Corners that Build Active Intersections. Use design elements including, but not limited to, varying building heights, changes in façade plane, large windows, awnings, canopies, marquees, signs and pedestrian entrances to highlight building corners. Locate flexible sidewalk-level retail opportunities at building corners. Locate stairs, elevators, and other upper floor building access points toward the middle of the block.</p>	Retail added to NE and SW corners.		
<p>C8. Differentiate the Sidewalk-Level of Buildings. Differentiate the sidewalk-level of the building from the middle and top by using elements</p>	Lighting and materials upgrades.		

<p>including, but not limited to, different exterior materials, awnings, signs, and large windows.</p>			
<p>C9. Develop Flexible Sidewalk-Level Spaces. Develop flexible spaces at the sidewalk-level of buildings to accommodate a variety of active uses.</p>	<p>Expanded retail, and physical and visual access. Flexible space demising.</p>		
<p>C10. Integrate Encroachments. Size and place encroachments in the public right-of-way to visually and physically enhance the pedestrian environment. Locate permitted skybridges toward the middle of the block, and where they will be physically unobtrusive. Design skybridges to be visually level and transparent.</p>		<p>Skybridge maintained (de-commissioned).</p>	
<p>C11. Integrate Roofs and Use Rooftops. Integrate roof function, shape, surface materials, and colors with the building’s overall design concept. Size and place rooftop mechanical equipment, penthouses, other components, and related screening elements to enhance views of the Central City’s skyline, as well as views from other buildings or vantage points. Develop rooftop terraces, gardens, and associated landscaped areas to be effective stormwater management tools.</p>	<p>Solar & green roof components.</p>		
<p>C12. Integrate Exterior Lighting. Integrate exterior lighting and its staging or structural components with the building’s overall design concept. Use exterior lighting to highlight the building’s architecture, being sensitive to its impacts on the skyline at night.</p>	<p>RACC & Soffit lighting within arcade.</p>		
<p>C13. Integrate Signs. Integrate signs and their associated structural components with the building’s overall design concept. Size, place, design, and light signs to not dominate the skyline. Signs should have only a minimal presence in the Portland skyline.</p>		<p>Standardized signage conceptualized (less than 32 sf).</p>	