



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

Chloe Eudaly, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

MEMORANDUM

Date: March 30, 2017
To: Portland Design Commission
From: Benjamin Nielsen, Development Review, 503-823-7812
Re: 17-107653 – Alder.9th
Design Advice Request Summary Memo April 6, 2017

Attached is a drawing set for the Design Advice Request for a proposed new half-block, mixed-use retail and residential building in the Central Eastside Subdistrict of the Central City Plan District. The proposal is on a 18,785 square foot site at the east half of the block bound by SE Morrison St, SE 9th Ave, SE Alder St, and SE 8th Ave (address is 820 SE Alder St).

Development Team:

Architect: Robert Thompson, TVA Architects
Developer: Vic Remmers and Brad Hosmar, VWR Development
Project Valuation: \$15,466,200

DAR Discussion Items

- 1. Massing.** The building is massed up to all three street edges, leaving an interior courtyard on the west side of the site. The massing is further articulated with three primary building masses (rendered in brick) to break down the overall massing. Is this an appropriate and effective contextual response?
- 2. Façade patterning, architectural projections, and oriel window projections.** Windows are arranged in a somewhat-regular pattern in elevation and grouped into pairs (typically) of vertical bays. These groupings are surrounded by projecting architectural elements that extend over the sidewalk on all four sides of the building. Within these groupings, an alternating pattern of oriel window projections is inserted. Staff has concerns about this approach with respect to the existing warehouse context, adjacent landmark Grand Central Public Market building, and more-recent development in the district.
- 3. Balconies** are proposed only on the west side of the building adjacent to the property line. In addition to concerns about approvability through the building code, staff has concerns about the lack of windows at these balconies and believes that a more contextual response would locate the balconies on the street elevations rather than an interior property line (especially considering other recently-approved developments in the vicinity).
- 4. Materials.** The amount of materials proposed is rather diverse, and the overall composition of the facades may be more clearly expressed with a simpler palette.
- 5. Ground floor and lobby location.** Should the lobby be located more towards the middle of the east elevation, opening up the possibility of providing a small retail/commercial space on the northeast corner and/or north side of the site? This may help the building relate better to active warehouse and creative office uses in the IG1 zone across SE Alder St. The setbacks and structural components also create a quasi-arcade condition along SE Morrison St and SE 9th Ave. Does this complement or contrast too much with the character of other adjacent development?

Project Summary

- **Zoning.** EXd – Central Employment with Design Overlay.
- **FAR.** Maximum base FAR = 4:1. A bonus of up to 3:1 may be earned. Proposed FAR is 4.89:1, or approximately 91,832 SF. The residential FAR bonus option will likely provide the full 3:1 bonus.
- **Height.** Max height allowed = 100'-0". Currently proposed at 75'-0" to top of parapet. Mechanical enclosure along the east side of the building reaches 81'-0" and will require a Modification, described below. No height bonuses are allowed on this site.
- **Ground Floor.** The ground floor includes 7 retail spaces oriented towards SE Morrison St and SE 9th Ave (10,700 SF total), a residential lobby at the corner of SE 9th Ave and SE Alder St, and loading and parking access off SE Alder St.
- **Second Floor.** Dwelling units, a fitness room, amenity room and a rooftop courtyard are proposed on the second floor.
- **Upper Floors** are devoted to residential units, with 29 units/floor on floors 3-4 and 26 units/floor on floors 5-7. Floors 5-7 also provide west-facing balconies along the property line.
- **Materials** proposed include Norman brick, flat metal panel, ribbed metal panel, and fiber cement panel on the upper stories. The ground level is cast-in-place concrete with storefront systems.

Potential Modifications:

- **Modification #1 – Height** (33.140.210.B.2):
 - Required:** Rooftop mechanical equipment and stairwell enclosures that provide rooftop access may extend above the height limit as follows, provided that the equipment and enclosures are set back at least 15 feet from all roof edges on street facing facades:
 - a. Elevator mechanical equipment may extend up to 16 feet above the height limit; and,
 - b. Other mechanical equipment and stairwell enclosures that cumulatively cover no more than 10 percent of the roof area may extend up to 10 feet above the height limit.
 - Proposed:** Allow mechanical equipment and screening and a stairwell enclosure to more than 10% of the roof area above the height limit; and to allow the mechanical equipment and enclosure to be located at the eastern edge of the roof along SE 9th Ave.
- **Modification #2 – Ground Floor Windows in the EX Zone** (33.140.230.B):
 - Required:** ...all exterior walls on the ground level which are 20 feet or closer to a street lot line, sidewalk, plaza, or other public open space or right-of-way must have windows. 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...
 - Proposed:** Allow ground floor windows to be 46.8% of the length of the north elevation ground floor.
- **Modification #3 – Stacked (aka: tandem) parking** (33.266.100.F):
 - Required:** Stacked or valet parking is allowed if an attendant is present to move vehicles. If stacked parking is used for required parking spaces, some form of guarantee must be filed with the City ensuring that an attendant will always be present when the lot is in operation. The requirements for minimum or maximum spaces and all parking area development standards continue to apply for stacked parking. See also 33.266.140.

Proposed: Allow the stacked parking without an attendant if both spaces are leased to the same tenant.

- **Modification #4 – Parking – dimensions** (33.266.130.F.2 & Table 266-4):
Required: Parking spaces and aisles must meet the minimum dimensions contained in Table 266-4. For stacked parking areas, see Section 33.266.140 below. [Parking spaces must be 8'-6" by 16'-0" and the drive aisle and garage door must be at least 20'-0" wide for parking spaces oriented perpendicular to the drive aisle.]
Proposed: Allow some narrower parking spaces and allow the garage door to be 19'-0" wide rather than 20'-0" wide.
- **Modification #5 – Long-term Bicycle Parking - Dimensions** (33.266.220.C.3):
Required: A space 2 feet by 6 feet must be provided for each required bicycle parking space, so that a bicycle six feet long can be securely held with its frame supported so that the bicycle cannot be pushed or fall in a manner that will damage the wheels or components.
Proposed: Provide vertically-hung racks at 18" spacing.
- **Modification #6 – Loading (clearance) (33.266.310.D.a):**
Required: Standard A: the loading space must be at least 35 feet long, 10 feet wide, and have a clearance of 13 feet.
Proposed: Allow a 12'-0" tall loading door.
- **PBOT Design Exception** – Approval from PBOT will be required to allow two driveways (one for the parking garage and the other for the loading space) to be in close proximity.

Approval Criteria

The Design Review approval criteria for this site are the Central City Fundamental Design Guidelines and the Special Design Guidelines for the Design Zone of the Central Eastside District of the Central City Plan. The Modifications approval criteria are listed in Section 33.825.040 of the zoning code. The Adjustment approval criteria are listed in Section 33.805.040 of the zoning code.

Please contact me with any questions or concerns.

Attachments: Drawing Package, dated April 6, 2017

Central City Fundamental Design Guidelines/Central Eastside Design Guidelines Matrix

Links: Central City Fundamental Design Guidelines
(<https://www.portlandoregon.gov/bps/34250>)

Special Design Guidelines for the Design Zone of the Central Eastside District of the Central City Plan (<https://www.portlandoregon.gov/bps/article/58819>)