



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

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MEMORANDUM

Date: April 3, 2017
To: Portland Design Commission
From: Hannah Bryant, City Planner
503-823-5353, hannah.bryant@portlandoregon.gov
Re: 17-121098 DA – Clay + Tiffany Apartments
Design Advice Request Summary Memo April 13, 2017

Please find exhibits attached for the Design Advice Request for a privately-owned, furnished student group housing proposal located at SW Clay and SW 11th. The proposal includes the following:

- Demolition of the existing Morgan Apartments, a 6 story brick apartment building constructed in the Beaux Arts tradition in 1909. The Morgan Apartments were removed from the HRI in 2013.
- Construction of a 258-unit, sixteen-story student group housing building, to include 252 group housing units with 5 common kitchens, 3 one bedroom units, and 3 two bedroom units.
- At the street level, the proposal includes two loading spaces, a 900sf commercial tenant space at the corner, a 1100sf residential lobby, service, and bike storage.
- On the second floor, an outdoor courtyard is located at the center of the block. It will provide residential amenity space, accessed through the game and laundry room.
- There is no proposed car parking. PBOT will require the two loading spaces to be located off SW 11th street. This is a parking access restricted street with a streetcar line.

Areas for discussion on April 13, 2017:

1. **Materials and Façade Articulation** – The proposal will replace existing, well-detailed, historic red brick buildings, in a neighborhood context that is rich in articulated masonry. However, the proposal is for a building that is significantly taller than most masonry buildings. What does Commission think is an appropriate material palette for a 16-story building in this location? How should the proposal be articulated to contribute to its context? Are proposed windows proportional to wall area?
2. **Ground Floor Active Use** – The current proposal has mechanical spaces, mail and parcel rooms, loading and circulation along the street facades, with a small commercial space at the corner of SW Clay and SW 11th Avenue. Is this program sufficiently active, or are there opportunities to improve it?
3. **Floor Heights** – Due to the slope along both street frontages, the ground floor heights range from 10'-6" to 15', with the tallest ceilings at the intersection with SW 11th Avenue. Is this ground floor height sufficient? What is Commission's preferred minimum canopy height along these frontages?

4. **Loading** – The applicant suggests that all move-in and move-out for the 260-units will happen in concentrated periods at the beginning and end of the school year. Since the units are furnished, the tenants have limited possessions that may not require full-size moving trucks. The dual loading spaces take up significant street frontage, and will require backing out onto the streetcar tracks. Is there an opportunity to reduce the loading frontage while better serving the unique loading needs of this tenant population?

5. **Outdoor Amenity Space** – The L-shaped quarter block proposal is wrapped around an inner-block, second-story terrace. Other buildings on this block have a similar condition, wrapping inner-block terraces. There is not currently any outdoor amenity space proposed for the roof or the street-facing facades. Does Commission support the location of this residential outdoor space?

DEVELOPMENT INFO

Architect Joshua Lupkin | SERA Architects
Owner/Developer College Housing Northwest
Project Valuation \$24,000,000

ZONING **EXd**, Central Employment (EX) with a design overlay (d) requiring Design Review. The review criteria are Central City Fundamental Design Guidelines (copies of the guidelines are included with this memo). Please contact me at 503.823.5353 with any questions or concerns.

Attachments:

Drawings dated April 13, 2017
PBOT Response to Early Assistance, dated February 15, 2017
Zoning Map
Design Guidelines