



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

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MEMORANDUM

Date: June 23, 2017
To: Tim Wybenga, TVA Architects
From: Staci Monroe, City Planner
503-823-0624, staci.monroe@portlandoregon.gov
Re: 17-148879 DA – Fremont Apartments
Summary of Design Advice Hearing on June 1, 2017

Thank you for taking advantage of the opportunity to hold a Design Advice Request regarding your project. I hope you find it informative and valuable as you continue with your project development. Attached is a summary of the comments provided by the Design Commission at the June 1, 2017 Design Advice Request. This summary was generated from notes taken at the public meeting and a subsequent review of the public meeting recordings. To review those recordings, please visit:

http://efiles.portlandoregon.gov/webdrawer/search/rec?sm_class=uri_7547&count&rows=50

These Design Commission comments are intended to guide you in further design exploration of your project. These comments may also inform City staff when giving guidance over the course of future related land use reviews. It should be understood that these comments address the project as presented on June 1, 2017. As the project design evolves, the comments, too, may evolve or may no longer be pertinent.

Design Advice Requests are not intended to substitute for other Code-required land use or legislative procedures. Please keep in mind that the formal Type III land use review process [which includes a pre-application, a land use review application, public notification, a Staff Report and a public hearing] must be followed once the Design Advice Request meetings are complete, if formal approval for specific elements of your project is desired.

Please continue to coordinate with me as you prepare your formal land use application, or if you desire another Design Advice Request meeting with the Commission.

Encl:
Summary Memo

Cc: Design Commission
Respondents

This memo summarizes **Design Commission** design direction provided on June 1, 2017.

Commissioners in attendance on June 1, 2017 included *Julie Livingston, Don Vallaster, Sam Rodriguez, Jessica Molinar, David Wark, Tad Savinar and Andrew Clarke.*

Massing & Composition

- The tower should be more pure and glassy. Right now it is too fussy.
- The central “zipper” on the tower would be cleaner if glazing just extended into the corner.
- The east elevation is the least resolved. If a geode concept was intended it needs to be taken further.
- The lower mass that extends from the tower at the north end doesn’t work and needs to be resolved. Referred to as a ziggurat during the discussion.
- The sidecars (brick podiums) seem awkward to one Commissioner, while two other Commissioners liked how they reduced the scale of the building.
- Balconies should be retained throughout the building and more should be integrated on the east (river) façade.
- The south end wall needs to be purposeful. Materials and detailing will be key.

Ground Level

- The garage access and loading need to be consolidated at the south end so the northern courtyard space is limited to pedestrians, bikes and outdoor activities.
- At the south end on Naito, the building face should be extended to enclose the loading and parking garage access and create a street wall. Work with PBOT and BDS Staff on the gate locations.
- Along Naito, the mid-block ramp up to the retail acts a barrier along the sidewalk and is not elegant. The Emory in South Waterfront was referenced as an example of a successful ramp design (straight run).
- If ground level residential units remain along the greenway trail, there should be a more generous setback from trail.
- Support was expressed for retail and commercial uses along the ground floor at the north and east frontages. Residential amenity space along Naito would be acceptable given the focus of the active frontage along the river and greenway connection.
- If retail is considered along the north and east ground levels, a potential discussed at the hearing, the Commission and Staff would work with the project team to explore options to locate the loading at the north end closer to the retail.

Open Space

- The east-west open space at the northern end of the site is acceptable so long as the required shadow analysis meets the code requirements.
- The stormwater planter in the northern courtyard should be rotated to be east-west rather than north-south, allowing more useful and accessible space for people.
- The bench and berm at the east end of the courtyard should be lower or removed to be able to see the river as a terminus.
- Work on the transition between the roof terrace at the south end and the greenway trail. Look at potential security issues at this location since the trail ends at the south property line. Extending the ground floor was an option discussed.

General

- The Commission expressed support for the following Modifications based on the plans submitted for the DAR:

- Mechanical screen height (10' above height limit)
- 120' façade length (142'-7" proposed)
- 200' building footprint (230'-9" proposed)
- River setback (height varies) – So long as there is a greater effort made to improve the open space on the site and along the greenway.

Exhibit List

- A. Applicant's Submittals
 - 1. Applicant's Narrative & Zoning Summary
- B. Zoning Map
- C. Drawings
 - 1. through 32
- D. Notification
 - 1. Posting instructions sent to applicant
 - 2. Posting notice as sent to applicant
 - 2. Applicant's statement certifying posting
 - 3. General information on DAR process included with e-mailed posting/notice
- E. Service Bureau Comments - none
- F. Public Testimony - none
- G. Other
 - 1. Application form
 - 2. BDS Planner Response to Pre-Application Conference (16-262122 PC)
 - 3. Staff Memo to Design Commission dated 5/25/17
 - 4. Design Guideline Matrix for Project
 - 5. Copy of Staff PowerPoint Presentation from 6/1/17 hearing