



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

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MEMORANDUM

Date: August 10, 2017
To: Portland Design Commission
From: Jeff Mitchem, Development Review, 503-823-7011
Re: LU 16-283375 DZM – Block 41/44
Design Review Commission Memo, Commission Hearing Date – August 17, 2017

Attached, please find a Drawing Set and Staff Report recommending **Approval** of the project as proposed. Following, is a summary of Commission comments and Applicant response from the first LUR hearing on July 20, 2017. Staff finds that Commission comments were sufficiently responded to and the project as proposed meets all approval criteria. **Please note that I will be out of the office during the next hearing. In my place will be Puja Bhutani, supported by Tim Heron.**

Procedural History. The subject proposal was heard before one Land Use Review Hearing on July 20, 2017 (Wark, Savinar, Rodrigues, Molinar, Vallaster).

Executive Summary: Design Commissioners present were unanimous in their general support of the massing and scale of the proposed buildings. A majority of Commissioners concurred that some changes were necessary in materiality and form to gain full approval. Following is a summary of the changes made pursuant to Commission comments at LUR hearing #1.

▪ **Landscape Revisions**

- Signage has been added to the west end of all three pedestrian accessways to indicate public access to Willamette Greenway Trail.
- In response to concerns over pedestrian safety, the color of unit pavers in Abernethy driveway has been changed to indicate vehicle zone with the Mocha color found in the bands that remain at pedestrian zones.
- The design added ADA accessible bridges over the stormwater swale at the east end to connect Abernethy pedestrian accessway to future live work units.
- 2 benches have been added at pedestrian accessways at Abernethy to provide additional seating opportunities. Our total bench count is now: 2 at south side of Lane, 8 provided at Abernethy, 2 provided at north side of Lowell.
- The project added stormwater ‘filter strips’ to the east side of the buildings to provide water quality treatment of run-off from the patios.

Block 41 Revisions

▪ **North Façade**

- Increased the depth of the gasket language to provide greater separation of building materials. The cementitious material is recessed a total of 3’-0” at the second through fifth stories and 6’-0” at the sixth and seventh stories.

▪ **East Façade**

- The Northeast portion of the East façade has been changed to brick in response to clarify the gasket language at all locations. The updated façade follows the brick language that is used throughout the rest of the design.

▪ **South Façade**

- The concrete ‘dock’ at the corner unit of SW Abernethy and the Greenway has been expanded. The depth along SW Abernethy has increased from 7’-6” to 10’-0” and is wrapped to connect to the east portion along the greenway. A powered lift is proposed with a widened bridge connection at this location from 6’-0” to 10’-6” to allow for future conversion to retail use.

- The egress exit door east of the garage entrance has been moved to be in line with the other openings at this location, eliminating the recessed alcove. To create cohesiveness throughout the design, the laser cut steel panel has been widened to follow the design language at both the loading area and garage entrance.
- The cementitious panel at the seventh story where the building steps has been changed to brick in response to clarify the gasket language. The updated façade follows the brick language that is used throughout the rest of the design.

- **West Façade**

- The canopy above the retail space at the cementitious gasket language has been increase in length to cover the entire retail space instead of the entry only.
- Increased the depth of the gasket language to match that of the North façade. The material is now recessed a total of 3'-0" at the second through fourth stories and 6'-0" at the fifth and sixth stories.

- **Roof**

- The high roofs will have a two-tone expression of dark and light grey that reduces solar reflectance and ties in with the lower roof curved expressions.

Block 44 Revisions

- **West Facade**

- The building massing and articulation was revised at the west façade facing SW River Parkway, clarifying the diagram and reducing visual complexity.
- The red 'zipper' recess language was removed.
- The north end was re-massed to be the same language as 'gasket' language at mid-block and at the south end (and also found at the east side). The north form is now grey Cembrit cement paneling, is inset relative to the masonry volumes, and is pushing through the larger white masonry volume.
- The bases of each of the grey volumes is treated similarly with recessed metal paneling below, emphasizing the floating volume above, similar to the conditions at the east side of the building.
- The northern white masonry volume is the full 125' width allowed above 75 feet.
- Window patterns in the white masonry volumes were quieted down by arranging two-story window groupings that no longer slip past each other.
- The housing lobby entrance is differentiated by the color of glazing framing, metal paneling, and canopy materials, as well as the masonry detailing and proportions.
- The residential units at the south end of the building will have an over-framed floor that allows for future conversion to an on-grade retail use. They are raised by at least one step relative to the sidewalk in the proposed initial condition.

- **North Facade**

- The taller western portion of this façade is now expressed similar to the floating grey massing at the south and east. The form is slightly narrower than the previous form to allow this slipping expression relative to the white masonry volume beyond.
- The lower two story volume facing Abernethy is no longer expressed as a floating border of masonry, rather it has become a similar expression to the masonry at the taller white masonry volumes found beyond, with two-story grouped openings next to single story openings, with no alternating/slipping.
- The parapet over the low two-story forms is now topped by a metal cap similar to the higher masonry volumes.
- The two story volume has been simplified at the east end, with a two story façade that no longer steps out at the ground floor. As part of this simplification, this two story mass has been extended further to the east.
- The northeastern unit is incorporating a position for a powered lift to allow for future conversion to retail use.

- **Courtyard Facades**

- At the white masonry high volumes facing the courtyard, the window patterning has been re-grouped and is matching the west façade (two story groupings no longer slip/alternate).
- The red recessed zipper language was removed from the north courtyard.

- **East Facade**

- The lower massing of the east side of the building has been simplified into three groupings of facades, reducing the stepping in and out, and uniting the language into a simpler expression. Each east facing grouping of windows at the lower levels is expressed similar to each other, and similar to the forms above that have an inner metal panel recess relative to the white masonry shell.
- To allow the northern tall building mass to float more like the south bar, the fitness room has been disengaged, and now is a separate free floating pavilion (or, alternatively removed altogether). This pavilion will have a

similar expression to the canopy to the north and at the high roof link, expressed as a ribbed form though having glazed sides in this arrangement.

- The expression of the floating north tall mass is further emphasized and made more consistent/similar to the south condition by recessing a zone of metal panel below at Level 2.
- The side elevations of the steps at the lower levels are treated similarly, using punched openings as found at the north facade.
- The projecting patios along the east side of the building have been unified and are more consistently projecting the same amount.

▪ **South Facade**

- The ground level expression between the loading and the greenway is now all masonry.
- The southeast retail windows are now grouped to show the retail is one use, separate from the units to the west with more storefront glazing facing south.
- The base of the projecting high grey volume has been recessed, is now metal paneling, and allows the form above to float similar to all of the other grey projecting volumes around the building.
- High masonry window patterning has been simplified and quieted similar to west and north and courtyard conditions.