



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

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MEMORANDUM

Date: December 21, 2017
To: Dave Otte, HOLST Architecture
From: Staci Monroe 503-823-0624, Design Review
Staci.monroe@portlandoregon.gov
Re: 16-291429 DA – Three Mixed-Use Buildings in Lloyd
Summary Memo from 2nd Design Advice hearing on November 30, 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 November 30, 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 November 30, 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 November 30, 2017.

Commissioners in attendance on November 30, 2017: Julie Livingston, Sam Rodriguez and Don Vallaster

EXECUTIVE SUMMARY

The Commission found the revised massing strategy to be strong and responsive to both neighborhoods. The shared “DNA” design concept among the three buildings was supported, while noting materiality could be where the departures occurs. More articulation, detail and focus is needed at the northern plaza as the design progresses to ensure the public space flanked with residential units is well resolved for all users.

Context

- Support was expressed for the height differential proposed.
- The refinements and playful design elements that result from the 5 over 2 construction type is appreciated.
- Very thoughtful how the project weaves and connects to the context of Phase 1 and the topography of the site.
- The south building, which is the pivot between Phase 1 and the Sullivan’s Gulch neighborhood, is doing a great job of turning the corner. It responds well to the neighborhood scale to the east and open spaces of Phase 1 to the west.
- Great job in knitting together two disparate neighborhoods.
- The success of the south building is critical.

Public Realm

- The ground floor program (strong retail corners, type & location of residential, active lobby at the northern end) makes sense and works really well.
- For the Type 3 review there will be a lot of discussion about the northern plaza as it has the potential to be the “bells and whistles” for the project. The focus will be on the public vs. private nature of the plaza, articulation of the space, the use of public art, etc.
- One Commissioner expressed that public art was not necessary given the scale of the northern plaza space.
- More articulation is needed at the northern plaza.
- Look at how to make the northern plaza area defensible.
- The northern plaza needs to be designed so that people feel comfortable moving through the space.

Quality and Permanence

- Support was expressed for the “cousin” design concept.
- The images presented suggest a ton of flexibility and you might end up with long, lost cousins, which is fine.
- Perhaps using material on larger volumes differently could be a way to differentiate the buildings.
- Consider shifting materials slightly from the south building to the northern buildings to respond to the change in context.
- The potential materials identified seem more appropriate and simpler than those on Phase 1.
- All of the materials identified (cementitious, metal etc.) are supported, however detailing will matter a lot.
- The design concept is really rich for accepting balconies and Juliettes for visual and physical access.

Exhibit List

- A. Applicant's Submittals
 - 1. Original drawing set
 - 2. Project Narrative
 - 3. DAR #1 Drawing Set from 2/16/17 hearing
- B. Zoning Map
- C. Drawings
 - 1. through 38
- D. Notification
 - 1. Posting instructions sent to applicant for 2/16/17 hearing
 - 2. Posting notice as sent to applicant 2/16/17 hearing
 - 3. Applicant's statement certifying posting 2/16/17 hearing
 - 4. General information on DAR process included with e-mailed posting/notice 2/16/17 Hearing
 - 5. Posting instructions sent to applicant for 11/30/17 hearing
 - 6. Posting notice as sent to applicant 11/30/17 hearing
 - 7. Applicant's statement certifying posting 11/30/17 hearing
 - 8. General information on DAR process included with e-mailed posting/notice 11/30/17 Hearing
- E. Service Bureau Comments - none
- F. Public Testimony - none
- G. Other
 - 1. Application form
 - 2. Staff Memo to Design Commission dated 2/9/17
 - 3. Copy of Staff Presentation from 2/16/17 hearing
 - 4. 1st DAR Summary memo dated 3/23/17
 - 5. Staff Memo to Design Commission dated 11/22/17
 - 6. Copy of Staff Presentation from 11/30/17 hearing