



MEMORANDUM

Date: February 8, 2018

To: Grace Jeffreys, Design Review
503-823-7840 | grace.jeffreys@portlandoregon.gov

Re: EA 17-289126 DAR – 4th & Montgomery
Design Advice Request
DESIGN COMMISSION MEMO – February 15, 2018 Hearing Date

Attached is a drawing set for the Design Advice Request for the above referenced case. The review criteria are the *Central City Fundamental Design Guidelines* (CCFDG) (cheat sheet included with this memo). Please contact me with any questions or concerns.

I. DEVELOPMENT TEAM BIO

Architect	Sam Stadler, SRG
Owner's Representative	Kate Vance, PSU
Project Valuation	\$68,900,000

II. PROGRAM & ZONING OVERVIEW

- **Program:** The Applicant seeks design advice for new ¼-block, 7-story, mixed-use building consisting of the following key components:
 - Ground floor retail, lobby and service areas.
 - Classrooms/clinics and offices above. The program includes space for 4 separate publicly-oriented entities: Portland State University (PSU), Oregon Health and Sciences (OHSU), Portland Community College (PCC), and the City of Portland (COP).
 - Loading space(s), if required, will be accessed off SW Harrison.
 - No car parking is proposed.
 - Amenities – ground level setbacks and courtyard and fourth floor terrace
- **Potential Modification/Adjustment reviews include:**
 - **Parking Access Restricted Street** (Section 33.510.263.G.6.c). To allow access for the loading space off SW Harrison Street, identified as a "Parking Access Restricted Street".
 - **Institutional Development Standards** (33.120.275.C) The base zone of this site is currently RXd, so, under our current code, the following standards would also need to be either met or requested to be Modified. The Central City 2035 Plan proposes to change the base zoning of this site from RX to CX, and these requirements would be eliminated by this zone change:

- **Minimum Building Setbacks along SW 4th:** There is a 10-foot minimum setback requirement on SW 4th.
 - **Buffering from Abutting Residential Zone:** This standard requires 10 feet of L3, or High Screen, landscaping between the new building and the adjacent property, the Harrison Court Apartments, which is a Historic Landmark.
 - **Minimum Landscaped Area:** Twenty percent of the site area is required to be landscaped. If the site definition includes the rest of PSU's "Site 2", the standard might be met overall.
 - **Maximum Building Coverage:** The maximum building coverage for an institutional use is 70 percent. If the site definition includes the rest of PSU's "Site 2", the standard might be met overall.
- **Required Reviews**
 - **Type III Design Review.** Required for a development of this scale in this location.
 - **Conditional Use Review.** Per our current zoning code, the site is zoned RXd, which greatly restricts non-residential uses. For this proposal in an RXd zone, a concurrent Conditional Use Review would be required alongside the Design Review. However, the Central City 2035 Plan proposes to change the base zoning of this site from RX to CX. If the application is submitted after the new code is implemented, a Conditional Use Review would not be required.
 - **Zoning Basics**
 - **FAR** (33.510.20 and 210, Table 510-2). 6:1 base allowance (with bonus FAR allowed up to 3:1). *Proposed FAR appears to be approximately 6:1.*
 - **Height** (33.510.205 and 210, Table 510-3). 125' base height allowance (with bonus height allowed if FAR bonus is achieved). *Proposed height is approximately 115'.*
 - **Required Building Lines** (33.510.215, Table 510-6): This standard applies to frontages along SW 5th, Montgomery, and Harrison, but does not apply to SW 4th Ave. The standard requires that the building must extend to the street lot line along at least 75 percent of the lot-line; or, the building must extend to within 12 feet of the street lot line for 75 percent of the lot-line. *Appears to be met.*
 - **Ground Floor Active Uses** (33.510.225, Table 510-7): This standard applies to the west half of the block. The building must be designed and constructed to accommodate active uses as defined by the standard and must be met along at least 50 percent of the ground floor of walls that front onto a sidewalk, plaza, or other public open space. *Appears to be met.*

III. LUR APPROVABILITY TOPICS

Under section IV APPROVAL CRITERIA CHEAT SHEET, below, staff organized the response to the applicable approval criteria, the *Central City Fundamental Design Guidelines* by the three tenets: Context, Public realm, and Quality & Permanence. However, because this is an early-stage DAR and the three tenets are intertwined in this conversation, **staff has organized these summary items by overall response to different scales of context**, from a larger scale down to a smaller scale: Community, Block, Site, and Building:

- **Community -**
 - The site is located at the junction of 3 districts: The University district, the South Auditorium District, and a few blocks south of the Downtown District. ***The regular white outer shell of the cladding provides differentiation from the often brick-clad University district. Is further response needed?***
 - Four different publicly-oriented entities make up the program of this proposal. ***To better express the unique collaboration of these 4 publicly-oriented programs, the building should provide a much stronger expression beyond ground level setbacks.***
 - The site lies along the Montgomery Green Street and its connections towards the river. ***To better enhance the Green Street, provided a greener, but also active, response beyond setbacks at the ground floor.***
 - The PSU Urban Center is diagonally across the street. ***A better response is needed to the important PSU Urban Center. One option might be to consider adding a break in the strong regularity of the outer white frame, expressing the proximity to this very important public place.***

- **Block – height, massing, form, patterns**
 - Site is surrounding in moving transit (MAX and streetcar) and is situated along strong pedestrian networks. The ground level of the building is set back from the streets creating more space for pedestrians. ***To further enhance the pedestrian experience, add further articulation and richness at the ground level to make places for people to pause, rest, and comfortably inhabit the spaces.***
 - Site is adjacent to a Landmark. The building is set back from the Landmark and creates a courtyard as well as a set-back on upper floors in response. ***To further respond to the Landmark, activate the courtyard and provide pedestrian permeability through the block, consider creative design solutions for a connected, shared space, such as a pedestrian through-connection utilizing paving to denote shared use in the loading zone.***
 - Site is adjacent to active restaurant spill-out retail across 4th & Montgomery. ***To better respond to these adjacencies, provide better opportunities at this corner for active retail/ restaurant uses with room for spill out seating.***

- **Site – architectural character, scale, materials**
 - 6 different elevations. ***Like the way the SW corner changes to respond to the views, further differentiate the elevations to respond to localized forces, such as views and solar orientation.***

- **Building -**
 - This should be a quality and permanent building. ***Although wood can add a level of richness to a façade, it is not considered a durable, long-lasting cladding material for a central urban setting, and for such an important publicly-oriented building.***

IV. APPROVAL CRITERIA CHEAT SHEET: *Central City Fundamental Design Guidelines (CCFDG)*

The responses to the Design Guidelines have been organized by the three tenets:

- **CONTEXTUAL RESPONSE (CR)** - CCFDG A1-A3, A5-A6, A9, C1, C4.
- **PUBLIC REALM (PR)** - CCFDG A4, A7-A8, B1-B7, C6-C13.
- **QUALITY & PERMANENCE (Q&P)** - CCFDG C2-C3, C5.

CENTRAL CITY FDG (2003)		PROJECT NAME: <i>4th & Montgomery</i>		CASE NUMBER: <i>EA 17-289126 DA</i>	
DATE: 2/8/18		PROJECT ARCHITECT: SRG		PROJECT VALUE <i>\$68,900,000</i>	
1. CONTEXT	STAFF			COMMISSION	
	+ / -	Comments	+ / -	Comments	
A1: Integrate the River		<i>Stronger connection to Montgomery Green Street needed.</i>			
A2: Emphasize Portland Themes		<i>Further response to districts, green street, urban plaza needed.</i>			
A3: Respect the Portland Block Structures					
A5: Enhance, Embellish & Identify Areas		<i>Further response to districts, green street, urban plaza needed.</i>			
A6: Re-use, Rehabilitate, Restore Buildings					
A9: Strengthen Gateways		<i>Further response to districts, green street, urban plaza needed.</i>			
C1: Enhance View Opportunities					
C4: Complement the Context of Existing Buildings		<i>Further response to districts, green street, urban plaza needed.</i>			
2. PUBLIC REALM	STAFF			COMMISSION	
	+ / -	Comments	+ / -	Comments	
A4: Use Unifying Elements		<i>Further response to districts, green street, urban plaza needed.</i>			
A7: Establish and Maintain a Sense of Urban Enclosure					
A8: Contribute to a Vibrant Streetscape		<i>Further articulation of ground floor setbacks needed.</i>			
B1: Reinforce and Enhance the Pedestrian System		<i>Further articulation of ground floor setbacks</i>			

		<i>needed.</i>		
B2: Protect the Pedestrian				
B3: Bridge Pedestrian Obstacles				
B4: Provide Stopping and Viewing Places		<i>Further articulation of ground floor setbacks needed.</i>		
B5: Make Plazas, Parks & Open Space Successful		<i>Further articulation of ground floor setbacks needed.</i>		
B6: Develop Weather Protection				
B7: Integrate Barrier-Free Design				
C6: Develop Transitions Between Buildings & Public Spaces		<i>Further articulation of ground floor setbacks needed.</i>		
C7: Design Corners that Build Active Intersections		<i>Stronger building-scaled response to urban plaza and ground-level response on SW 4th & Montgomery.</i>		
C8: Differentiate the Sidewalk Level of Buildings				
C9: Develop Flexible Sidewalk Level Spaces		<i>Further articulation of ground floor setbacks needed.</i>		
C10: Integrate Encroachments				
C11: Integrate Roofs and Use Rooftops				
C12: Integrate Exterior Lighting				
C13: Integrate Signs				
3. QUALITY & PERMANENCE	STAFF		COMMISSION	
	+ / -	<i>Comments</i>	+ / -	<i>Comments</i>
C2: Promote Permanence & Quality in Design		<i>Wood not a durable, long-lasting for urban context.</i>		
C3: Respect Architectural				

Integrity				
C5: Design for Coherency				