



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

Chloe Eudaly, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

MEMORANDUM

Date: June 26, 2018
To: Phil Beyl & Jesse Emory, GBD ARCHITECTS
From: Benjamin Nielsen, Senior City Planner
Benjamin.Nielsen@portlandoregon.gov, 503-823-7812
Re: 18-159309 DA – Block 216
Design Advice Request Summary Memo June 7, 2018

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 7, 2018 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/Record/11841488/>.

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 7, 2018. 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 7, 2018.

Commissioners in attendance on June 7, 2018:

Executive Summary

Overall, the proposal was well received and moving in the right direction. Commissioners were most concerned about how this new, large building will fit within and complement the smaller-scale, historic context. The design of SW 9th Ave—i.e., not just the building frontage and the ground floor—is also a critical component that needs significant additional study.

Context

- The building needs to be more responsive to the context of the landmark structures surrounding the site—the “grandes dames of the city”. This doesn’t mean the building should be historicist; it should be a modern building of its time, particularly given its scale and prominence, but it needs to be derived from the context of its neighborhood.
 - Commissioners thought that references to basalt, crystals, and the Gorge and the organic form of the massing were not appropriate or contextual given the stately context of surrounding buildings.
 - The relationship of the podium—the first five or six stories—to the surrounding context and how it hits the street is critical to complementing and integrating with the context of the area.
- Commissioners supported shifting the tower massing to the west half of the site, both in terms of its relationship to the narrow street character and landmark buildings along SW 9th Ave and in terms of reducing shadow on O’Bryant Square.
 - Stepping the building down towards O’Bryant Square was viewed as the right move. One commissioner stated that it would be good if water features on the terraces could be visible from the street and O’Bryant Square, too.
- One Commissioner questioned what the relevance the beveled corners at the base have to the area context.

Public Realm

- Study the effects of wind and downdrafts around the tower and how they will impact the public realm.
- Regarding the question of relocating existing food carts—affordable businesses—to O’Bryant Square, it’s an idea worth study and discussion; however, some commissioners believe that it is not fair to transfer the city’s responsibility to provide space for affordable businesses to the city’s parks and open spaces, which are intended as public space for public use. Additionally, it is part of a larger conversation among city bureaus that is out of scope for the Design Review of the proposed building.
- A landscape architect should be included on the project team to work on the design of the streetscapes—particularly the design of SW 9th Ave (Green Loop) from building face to building face. The public realm of this street is critical—how can it be improved?
 - Step back and explore the possibilities for SW 9th Ave and how it can be a precedent block for the Green Loop. Consider how this block fits into the continuity of the Green Loop from the South Park Blocks through the mid-park blocks/O’Bryant Square to the North Park Blocks and gets at the goals of the Green Loop, even if the required setbacks and landscaping aren’t provided. The experience needs to be public and not dependent only on the privatized space within the building.
 - One commissioner stated that “this [streetscape] is like designer’s heaven”, with the opportunities to consider the street and sidewalk design, the interface with the park (O’Bryant Square), and interface with the ground floor food hall. It can become a “fabulous place” if designed right, with more than just trees and planters.
 - Commissioners also recommended incorporating some of the “grittiness” of today’s SW 9th Ave into the food hall—allowing food vendors to open out to the sidewalk in addition to the interior of the building. This would allow some of today’s character with “cooking smells, pigeons & people all jockeying for position in close proximity at meal times” to continue.
- Most commissioners agreed that the preferred ground floor plan shown at the hearing, with parking access from SW Washington, loading on SW Alder, and a block-length food

hall along SW 9th Ave, was the best plan in terms of complementing the context and creating the best public realm.

Quality & Permanence

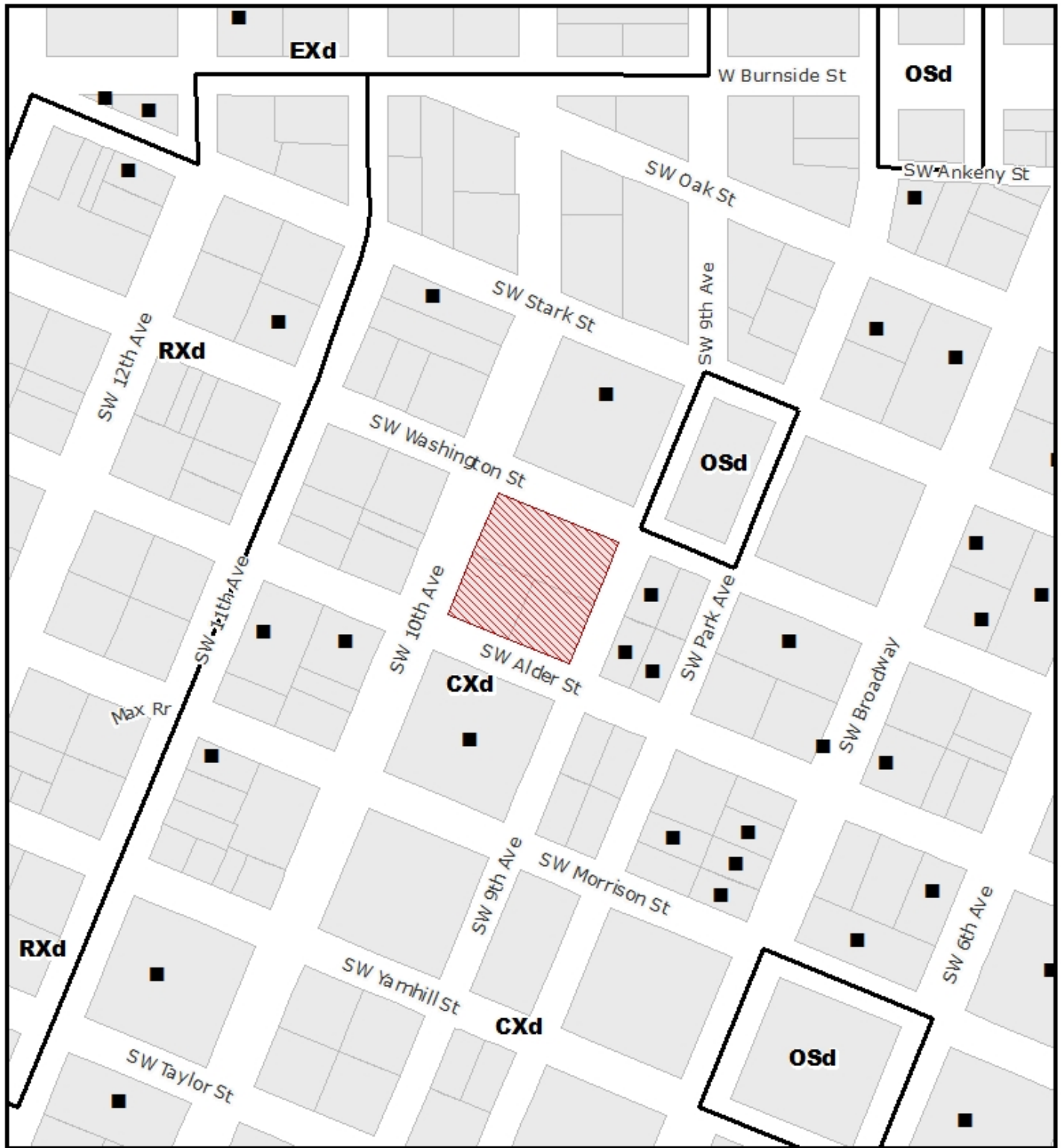
- The building massing is overburdened with many moves and should be simplified, particularly at the tower. The massing moves it has should be significant but limited in number. Together with the materials to be chosen, this building has an opportunity to “make a statement about this time and about us”.
- The intersections and relationships of the tower with the podium and the podium with the ground need further resolution.
- Regarding required eco-roof, the Commission felt that if the roofing material on the tower helped to reduce heat and if the stormwater from the tower were slowed down and managed on the terraces, they could support a Modification to the eco-roof area standard for the tower.

For the next DAR

- Show street-level views/illustrations/renderings and details that include the first few floors of the building and including the buildings across the street. This is most important along SW 9th Ave, but these should be provided for the other streets, too.
- Bring an expanded physical model with additional context and that includes 11W, 12W, and Park Ave West buildings. This will help establish a greater context of tall buildings and will help with discussions about the building skin.

Exhibit List

- A. Applicant’s Submittals
 1. Original drawings & narrative
 2. Drawing set, received 05/25/2018
 3. Revised drawing set/presentation to Design Commission, received 06/07/2018
- B. Zoning Map (attached)
- C. Drawings
 - 1-73. See Exhibit A.3 (exhibits C.45 & C.65 attached)
- D. Notification
 1. Posting instructions sent to applicant
 2. Posting notice as sent to applicant
 3. Applicant’s statement certifying posting
 4. General information on DAR process included with e-mailed posting/notice
- E. Service Bureau Comments
 1. BES
 2. PBOT
- F. Public Testimony
 1. Testimony sign-in sheet from 06/07/2018
 2. Suzanne H. Crowhurst Lennard, 06/07/2018, testimony in opposition
 3. Deanna Mueller-Crispin, 06/07/2018, testimony in opposition
- G. Other
 1. Application form
 2. Email chain among PP&R, BPS, PBOT, and BDS staff re: Park Avenue Urban Design Vision, 05/14 - 05/16/2018
 3. Staff Memo to the Design Commission, 06/01/2018
 4. Staff Presentation to the Design Commission, 06/07/2018



ZONING



THIS SITE LIES WITHIN THE:
CENTRAL CITY PLAN DISTRICT
DOWNTOWN SUBDISTRICT
WEST END SUBAREA

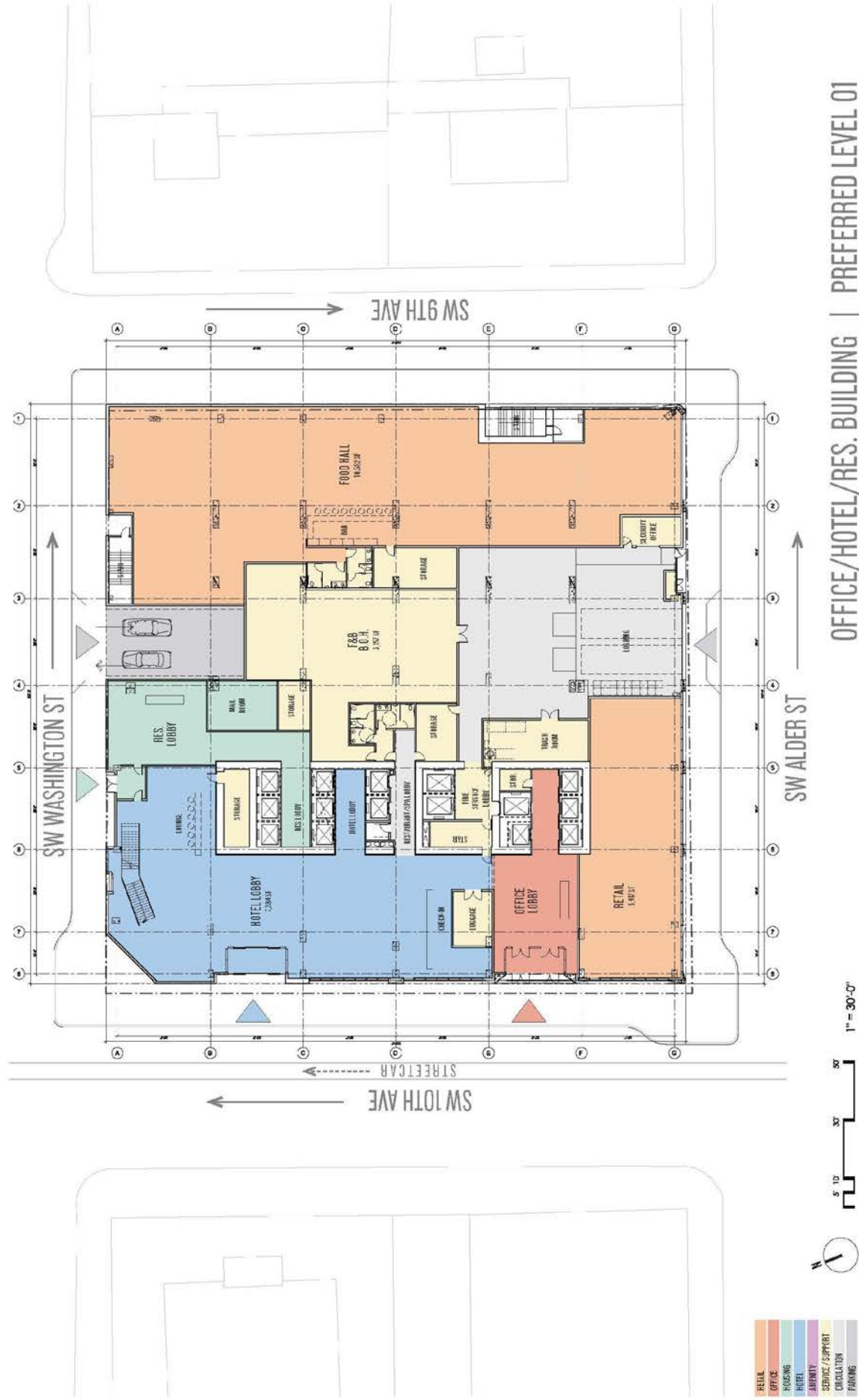


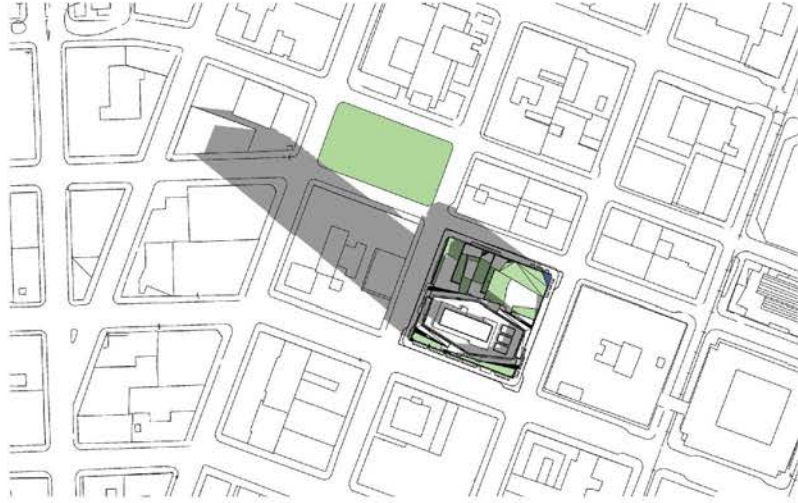
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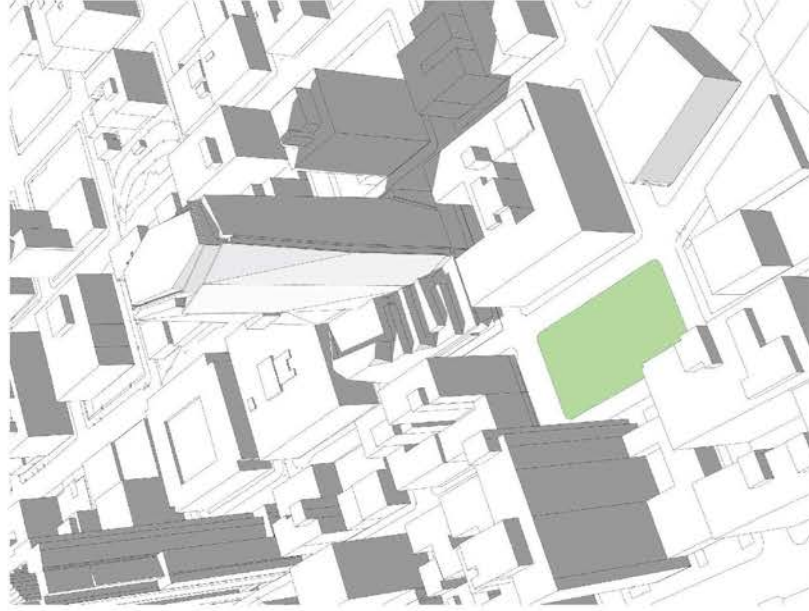
Historic Landmark

File No.	EA 18-159309 DA
1/4 Section	3029
Scale	1 inch = 200 feet
State ID	1N1E34CC 5900
Exhibit	B Apr 25, 2018





SHADOW STUDY
SEPTEMBER 21ST @ 3:00



MASSING



GROUND PLAN



PREFERRED OPTION