



City of Portland, Oregon
Bureau of Development Services
Land Use Services

FROM CONCEPT TO CONSTRUCTION

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MEMORANDUM

Date: April 4, 2016
To: Portland Design Commission
From: Puja Bhutani, Development Review
503.823.7226
Re: 16-116592 DA – Multnomah County Health Department Headquarters
Design Advice Request Summary Memo April 14, 2016

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 and the River District Design Guidelines (cheat sheet included with this memo).

I. PROGRAM OVERVIEW

New 9-story building on a half block - 17,500 SF lot adjacent to Bud Clark Commons development. Ground floor includes lobby, pharmacy, work space and lease space. Floors 2-4 include clinics, Levels 5-9 are offices with a south facing terrace on the 9th floor, and an eco-roof.

- *Active uses* oriented towards NW Hoyt Street and NW 6th Avenue. *Support and ancillary program* spaces are located along the west lot line.
- *Main vehicular drop off area* on NW Hoyt Street. *No parking* is provided. Two standard 'A' loading spaces are accessed from NW Irving Street.
- *Materials* palette consists of light colored brick masonry, cementitious panels, metal window trims and mechanical screen, and visually neutral glazing.
- *Designed to be flexible and adaptable*- 32' column grids; conversion to storefront entries on east elevation (future canopies and removable precast sill).

II. STAFF ISSUES

A. Massing and Scale as they relate to Bud Clark Commons:

- *The building top is stepped back and aligned with the west elevation.* Staff is concerned that this results in a greater massing and height towards the Bud Clark Commons building and its courtyard. The building massing also appears skewed to the west when viewed from the side elevations.
- *West elevation* facing Bud Clark Commons should be treated as the fourth elevation and include more windows and masonry and less metal trim and fenestrations.

B. Scale and Coherency of Facades

- *The location and size of window projections and oriel windows* do not relate or indicate the interior uses on the West and South elevation. There does not seem to be logic or consistency in the window orientation (chamfered edge faces opposite direction on different facades) and sizing (depth and width) on different facades. The consideration of the requested modification to the oriel window on the north should ensure consistency and coherency in the elevations.
- *Lack of coherency and consistency between the elevations*- The top, body and base of the building are not coherently designed, and each elevation is different.

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C. Design Coherency of Ground Floor.

Staff has reservations whether the design and composition of the ground floor, especially the elevations facing NW 6th Avenue (transit street) and NW Irving Street. The requested modifications to ground floor active use, ground floor windows and main entrance orientation do not seem approvable.

- The *cementitious window framing* system does not seem open and inviting.
- Effectiveness of the *angled northeast and northwest corners* at creating prominent entrances and active corners. Staff is of the option that the main entrance should face 6th avenue.
- Design and 8 feet depth of the *gallery/hallway* would not create an active and engaging use along NW 6th Avenue.
- *Lack of canopies* along NW 6th Avenue, and minimal canopies along NW Hoyt and NW Irving Streets.
- The lack of active uses and the *excessive width of the loading area* on NW Irving Street, given the proximity of the Bud Clark Commons courtyard entrance. The requested modifications to ground floor windows and active uses on this street might also not be approvable.

D. Loading area location and width.

- Loading access be from NW Hoyt as opposed to NW Irving Street so that a back of the house function does not face the historic Union Station.
- The width of the proposed loading access should be reduced.
- NW Hoyt would potentially serve as the loading access street for the adjacent parcels. The loading access for the undeveloped parcel to the south of this lot would probably be located off NW Hoyt Street, since the Glisan, Broadway and NW 6th streets are busier traffic access streets. Bud Clark Commons also currently takes loading access from NW Hoyt.

III. DEVELOPMENT STANDARDS / OTHER RELEVANT ISSUES

- a. The proposal complies with the base zone requirements for building setbacks, coverage, landscape areas, screening, bike parking and loading.
- *Floor Area and Height Bonus (33.510.210.8 & 10)*. Allowable base FAR is 6:1 with a maximum building height of 105 feet. The proposal uses the locker room, eco-roof bonus and affordable housing replacement fund, to add a maximum bonus FAR of 3:1, and bonus height of 45' for a total FAR of 9:1 or 157,500 SF and 150 feet height. The proposed building has a total area of approximately 157,000 SF and height of 148 feet.
 - *Required Building Lines (33.510.215)*. The building must extend to within 12 feet for 75 percent of the lot line along NW 6th Avenue and NW Hoyt Street. The proposal complies with this standard.
 - *Ground Floor Windows (33.510.220)*. The windows must be at least 50 percent of the length and 25 percent of the ground level wall area for Hoyt, 6th Avenue and Irving Street. The proposal complies with this standard.
 - *Parking Access Restricted Street* - This standard is required for NW 6th Avenue. As proposed, the project complies.
 - *Minimum Active Floor Area standards (33.510.226)* - Applies to ground floor area on all frontages. At least 50 percent of floor area of the building must be in active use. As proposed, the project complies.
- b. Modifications Requested
- *Modification of following ground floor activation requirements along NW Irving Street.*
 - 33.510.225. Ground Floor Active Use. Less than 50% of the ground floor of NW Irving Street facade includes windows and doors that are at least 25 feet deep.

- Ground Floor Windows (33.510.220). Less than 50 percent of the length of the NW Irving Street facing façade includes windows, as proposed.
 - *Modification of ground floor active use requirements along NW Hoyt Street.*
 - *Modification of Transit Main Street Entrance (33.130.242) requirement to allow the main entrance to face NW Hoyt Street and not NW 6th Avenue.*
 - *Modification to Oriel Window standards for the north elevations, for window area, width and separation.*
- c. **Glazing and Energy calculations.** Given the large amounts of glazing proposed, *Staff advises energy calculations be done prior to submitting a final scheme for Land Use Review.*
- d. **Utility transformers.** The proposed PGE vault is located in the loading dock, and the vault lid is located within the pedestrian through zone. *Staff advises that the applicant consult with PGE as to their location, and that a utility plan is required to be submitted to PBOT prior to LUR Application submittal.*
- e. **Gas Meters.** *Staff advises that gas meters be located inside the building or within a recess screened from public view.*

Please contact me with any questions or concerns.

Attachments

1. Zoning Map
2. Central City Fundamental Design Guidelines - River District Design Guidelines