



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

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MEMORANDUM

Date: April 25, 2016
To: LRS ARCHITECTS *DAVID TURVILLE*
From: Grace Jeffreys, Development Review
503.823.7840
Re: 16-121712 DA – NW 14th & Raleigh
Design Advice Request Summary Memo April 7, 2016

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 April 7, 2016 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 April 7, 2016. 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 April 7, 2016.

Commissioners in attendance on April 7, 2016: Chair Wark, Commissioner Livingston, Commissioner Savinar, Commissioner Clarke, Commissioner Molinar and Commissioner Vallaster

Design Advice Discussion *(organized by Design Advise Topics from Commission Memo)*

1. Ground Floor Active Use. *Guidelines A8, C9, C9-1.*

- a. Reduce the amount of parking to provide a more active ground floor;
- b. Move inactive uses off street frontages, including generator room and some of bike room;
- c. Make bike room bigger, but utilize less street frontage;
- d. Locate retail/ commercial uses on corner;
- e. Make lobby and entrance spaces more gracious.

2. Ground Floor Windows. *Guidelines A8, B5, C1*

- a. The changes listed under #1, above, should make the ground floor window standards more easily met;

3. Quality & Materials. *Guidelines A5-1, C2, C4*

Metal Panels: 20 gauge metal preferable;

- a. The shallow dimple does not appear to be enough to prevent oil canning; the chevron pattern shown in precedent study (Art House) provides greater profile depth and therefore better performance;
- b. Details at joints will be critical; what happens at mass changes - under soffits, at seams, etc., junctions of panels, and junctions with other materials need careful consideration to ensure permanence;
- c. Details of edge trims critical; the deeper edge trims at panel edges and windows shown in precedent study (Art House) provide greater panel and material differentiation, better shadowing and greater window depths;

Garage Doors: Use doors with perforated panels which are more solid at car light headlight level, rather than metal link metal doors.

Louvers and Grilles: Simplify detailing and materials at grilles/louvers.

4. Design & Coherency. *Guidelines A5-1, C5, C8*

- a. Building base: Needs more coherency, further articulation and richness to ensure greater activation and a more pedestrian frontage:
 - i. Eliminate high sills;
 - ii. Canopies are not needed along entire ground floor, but the ones you do have need to be more generous. Coverage should be provided at the corner and entries;
 - iii. Eliminate brick pilasters between grilles and louvers, make it a composition that recedes;
- b. Building base: Too compressed. Consider adding height to ground floor, or moving datum up;
- c. Material Colors: The primary red color clashes with the warm, earthy brick base; integrate colors better;
- d. Composition: Add more depth at multiple levels. Consider how to add more depth, richness and movement (as evident in the precedent study, the Art House) to this proposal.
 - i. The composition is too flat: large wall planes of building are too flat and surface applied color is not enough to break this up;

- ii. The materials are too flat: the chevron panels used in the Art House provided greater depth and shadowing;
- iii. The detailing is too flat: 2" depth for windows is not enough punch. Consider either adding a double rough frame system where fin-mounted windows are attached at inner frame or add detail to better express window frame externally;
- e. Composition: Simplify the volumetric mass, the color and the texture:
 - i. Use the details of architectural elements (such as the louvers, building seams and/or oriels) to animate building instead of graphics;
 - ii. Use the red for architectural highlights (such as on the oriel window shift, the seams, or the window reveals for example) rather than scattered graphically over the entire building, making it meaningful to the architecture;
 - iii. Consider using the louver elements, which have a fair amount of inherent detail, along with a couple other elements to animate the facades;
 - iv. Consider running the oriels together to create simpler mass/es separated by seams;
 - v. Change composition so seam does not end at middle of garage door, either eliminate, or consider having the whole building shift from between the two red elements from second floor to top and the two seams act as a joint in the building form. It would follow that this is the only place that red would occur, as the exposed layer underneath.
- f. End walls: Need further consideration as compositions, rather than just adding graphic color;
- g. Last, but not least, how can this building be timeless, long-lasting, and better identify as "home" for the residents who live there?

Exhibit List

- A. Applicant's Submittals
 - 1. Original drawing set
- B. Zoning Map
- C. Drawings
 - 1. through C.36. (Attached: C.12 Site Plan, C.13 Ground Floor Plan, C. 21 and C.22 Elevations)
- D. Notification
 - 1. Posting instructions sent to applicant
 - 2. Posting notice as sent to applicant
 - 2. Applicant's statement certifying posting
 - 3. General information on DAR process included with e-mailed posting/notice
- E. Service Bureau Comments - None received
- F. Public Testimony
 - 1. Letter with concerns from The AIA/APA/ASLA Urban Design Panel, rec'd 4/6/2016
- G. Other
 - 1. Application form
 - 2. Pre-Application Conference notes
 - 3. Staff Memo to Commission, 4/1/16
 - 4. Staff PPT presentation, 4/7/16