



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

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MEETING NOTES

Subject: EA 16-121712 DA - 14th & Raleigh,
Design Commission Sub-committee Meeting

Date: June 6, 2016

Attendees:

Design Commission Sub-committee - Julie Livingston, Jessica Molinar, Don Vallaster
Applicant Team - Alex Salazar, Trish Nixon, Dave Turville, Julie Garver
BDS - Tim Heron, Grace Jeffreys
Portland Housing Bureau - Kurt Creager (late arrival)

Coherency and Context:

Applicant presented two options:

Option 1 - Two oriel windows as presented at 2 previous DAR's. This was the applicants preferred option.

Option 2 - One larger oriel (6-7 stories) above with flush area (4-5 stories) below

A third option with the oriel window the length of the corner created too great an increase of area with full height oriels.

No other options were presented, such as those the commission had suggested investigating at the two DAR's, including:

- Eliminating the oriels completely and using color and the notches as the major moves, or
- Removing the notches the length of the building and wrapping the oriels above or below with the patterned treatment of the side walls.

Based on these two options, it was felt that given the relatively small footprint of this building, there are still too many major moves (colors, shapes, patterns) and not enough consistency in the design to meet coherency guidelines. As was discussed in depth at the 2 DAR's, all three Commissioners once again encouraged applicant to choose one or two major ideas/moves and then execute to support these, (*rather than group lots of disparate ideas together.*)

Given the limited choices offered, the commissioners all preferred Option 2 over Option 1.

- JL:
 - Prefer Option 2, as it is the option which more closely meets the goals as discussed by the Design Commission at both DAR's, to create a more coherent composition.
 - Given size of building, desire to see less activity (crown, color, and pattern).
 - Option 2 reads cleaner. One major move rather than lots of moves. The red part seems proportional to the overall building. The solid red piece expresses the volume clearly.
- DV:
 - Consider the long-term context. This building will not be this singular structure shown in the rendering, this area will be built up around, and how will this building make sense in that context?
 - Still too busy. Option 2 is a significantly better than option 1 the best shown.
 - The window patterning is secondary to getting the major massing correct. The window patterning can follow and support the major idea.
 - Proposal can be active, but not hyper. It won't be seen in this isolated form.

- There is no need to push out with the oriel windows at all to create a coherent, lively, energetic building.
- JE:
 - Prefer Option 2.
 - The red piece still feels heavy though sitting over the cutout.
 - Based on your design goals, this doesn't match.
 - With reference to the window patterning, there is no particular preference at this time as the overall composition needs resolution first.

Other items Discussed:

Revision to Colors:

The more subtle grays proposed make the red color pop more.

Ground Floor Design:

Commissioners encouraged removing the ground floor brick elements from below the corner mass and use spandrels instead to really make a statement with this glazed corner, and develop a stronger relationship to what is happening with the rest of the building.

Main Entry

Consider revising entry so it has a relationship to the width of the notches above, to once again develop a stronger relationship to what is happening with the rest of the building.