



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

1900 SW 4th Avenue, Suite 5000
Portland, Oregon 97201
503-823-7300
Fax 503-823-5630
TTY 503-823-6868
www.portlandonline.com/bds

MEMORANDUM

Date: October 21, 2016
To: Portland Design Commission
From: Staci Monroe, City Planner – Design/Historic Review Team
503-823-0624, staci.monroe@portlandoregon.gov
Re: October 27, 2016 Agenda Item - Design Advice Request
EA 16-222214 DA – 140 SW Columbia Mixed Use Development

Please find exhibits attached for the 1st Design Advice Request (DAR) for a potential new mixed use building that will redevelop the full block bounded by SW 1st, Columbia, 2nd and Clay in Downtown Central City. The block is currently developed with a surface parking lot on the north and a concrete structure on the south half that leads to an underground parking and loading facility for the KOIN tower to the west. The concrete parking access structure is proposed to remain in operation with the new building constructed around it.

PROPOSAL

- 20-story full block building
- 200' height - aligns with maximum for the site (no bonus height allowed)
- 10.82:1 FAR (432,980 SF) – 9:1 base FAR, additional 1.82:1 FAR achieved via residential housing bonus
- 306 residential units in the upper 16 floors
- 12,205 SF of retail and 3 live/work units on the ground floor
- 269 parking spaces in 2.5 levels above-grade, accessed via a new garage entry on SW 2nd
- Maintains existing parking access on SW Clay that serves below-grade parking facility under KOIN tower.
- Series of outdoor rooftop spaces including 4,736 SF amenity deck atop the 5th floor roof and penthouse clubroom and amenity deck at the top floor.
- Potential Modification to rooftop projections exceeding the 10% coverage requirement.

DAR DISCUSSION ITEMS - Staff has identified the following potential areas of discussion for the October 27th DAR:

1. **Massing.** General feedback on the tower orientation and full block building context in surrounding area.
2. **Above-grade parking.** Applicant should consider a below-grade option or explore ways to mitigate above-grade (enclose with occupiable space like residential, not mechanically ventilated, fully articulated architectural skin expression).
3. **Parking access.** Consolidating the new parking access with existing access on Clay is preferred to minimize pedestrian-vehicle conflicts and allow more active uses at ground level. PBOT study is required if a single access on the block to ensure one access is adequate to serve the parking on the site and below the adjacent KOIN tower.
4. **Live-work units in ground floor** could be successful if a true live-work, however, the depth of the spaces on the ground floor at Clay is rather shallow due to the concrete structure to remain. If the applicant wishes to pursue live-work, a different frontage without depth restrictions should be explored.
5. **Building materials** are not yet indentified. Staff encourages a conversation about material expectations at this early stage.

6. Other items desired by the Commission

For this proposal, the design review criteria are the *Central City Fundamental Design Guidelines* (copies attached).

Please contact me at 503.823.0624 with any questions or concerns.

Attachments: Plans dated 10/27/16
 Central City Fundamental Design Guidelines