



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

FROM CONCEPT TO CONSTRUCTION

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MEMORANDUM

Date: December 9, 2016
To: Portland Design Commission
From: Jeff Mitchem, Development Review
Re: EA 16-236940 DA – 1319 NW Johnson St
Design Advice Request Commission Memo #2 – Meeting Date, December 15, 2016
 (DAR #1 – 11/3/2016)

PLEASE NOTE: Consensus direction of the Commissioners present at DAR #1 (*Livingston, Vallaster, Molinar, Clarke, Rodrigues*) was provided for the following key issues: (1) no Oriel expression on NW 13th Ave; (2) Option B massing/material configuration preferred; (3) less constrained residential lobby expression; (3) more transparent corner at NW 13th & Johnson; (4) fewer architectural elements (*fins, brows, etc*). Section III of this Memorandum details the Applicant’s response to these key issues.

I. PROGRAM OVERVIEW

Attached is a drawing set for the Design Advice Request for a proposed 5 over 2 mixed-use market rate apartment building consisting of the following primary program components (quantities approximate):

- site area – 6,000 SF;
- 6-stories;
- 59 market rate apartments;
- 3,476 SF of retail;
- Auto Parking. None neither required nor proposed.
- Bike Parking. Required: 89 long-term, 5 short-term. Proposed: 91 long-term, 5 short-term.
- Loading. Required: 1 Std B. Proposed: 0;
- Residential lobby at west end of NW Johnson St;
- Retail / loading dock oriented to NW 13th Ave;
- Projecting building mass (Non-compliant with Oriel Window Stds) proposed on NW Johnson and NW 13th Ave;
- Material palette – zinc panel, smooth composite metal panel (dark grey, stamped wood grain), fiber cement panel.

The approval criteria are the Central City Fundamental and River District Design Guidelines (guideline cheat sheet included in Section IV of this memo).

II. DEVELOPMENT TEAM BIO

Architect	Robert Thompson TVA Architects – Portland, OR
Owner/Developer	Andrew Paul Paul Properties – Portland, OR
Project Valuation	\$4,990,000

III. DAR TOPICS – APPLICANT RESPONSE TO KEY ISSUES

Following is a summary of the *APPLICANT’S RESPONSE* to your comments at DAR #1:

1. **MASSING, SCALE and FORM.** *GUIDELINES: A5 Enhance, Embellish and Identify; C4 Complement Context; C5 Design for Coherency; C10 Integrate Encroachments.*
 - A. **Design Options.** *Of the three options presented by you at the November 3rd DAR, Commission prefer Option 2 (red masonry). Re-think the complexity of massing relationships and layering per Block 136 simplicity.*
 - B. **Oriels.** *Projections on NW 13th Ave are not supportable. An Oriel projection on NW Johnson St would be supportable IF well done – light and well-glazed.*
 - C. **Projecting Architectural Elements.** *Minimize projecting architectural elements (fins, brows, etc). Any projections should be well-integrated and serve an intentional functional purpose.*
 - D. **SE Corner.** *This critical corner of the building should be glazed to deliver unit views, lighten up the massing and celebrate the corner in spectacular fashion.*
 - E. **Lobby.** *The residential lobby entrance is too constrained by over-story massing. Push back wall plane above to visually queue entry.*
 - F. **5 over 2.** *Explore a 5 over 2 construction type to gain greater height (with comparable cost) and possibly eliminate need for an Oriel on NW Johnson St.*

APPLICANT RESPONSE: 5 OVER 2 CONSTRUCTION; PROJECTIONS REDUCED TO ENCLOSED BALCONIES; SE CORNER WELL-GLAZED; LOBBY REMAINS SOMEWHAT COMPRESSED BY OVERSTORY ENCLOSED BALCONIES.
2. **GROUND FLOOR.** *GUIDELINES: A5 Enhance, Embellish and Identify; A8 Contribute to a Vibrant Streetscape; C5 Design for Coherency.*
 - A. **Programming.** *The entry programming should be further studied to ensure a more distinct and better activated entry sequence.*
 - B. **Lobby.** *The lobby entry is too visually and physically constrained. Program changes could help increase visual/physical connectivity and prominence of expression at skin.*
 - C. **South Elevation.** *The lobby and retail entries should be more distinct and/or more fully expressed in the south elevation.*
 - D. **Canopy.** *The continuous canopy appears excessively heavy and over-structured. Explore reducing scale and possibly depth on the NW Johnson St elevation. Commission support the depth of the canopy over the full loading dock.*

APPLICANT RESPONSE: ENTRY SEQUENCE BETTER RESOLVED; CONTINUOUS CANOPY REMAINS.
3. **UPPER FLOORS.** *GUIDELINES: C1 Enhance View Opportunities; C1-1 Increase River View Opportunities.*
 - A. **Balconies.** *Balconies and Juliettes are a must, and level 6 terraces would be ideal. Rooftop amenity not critical given small site.*
 - B. **Endwalls.** *Windows and/or skin details are necessary due to long-term prospect of Stagecraft Warehouse (north) and abutting surface parking lot (west) remaining.*

APPLICANT RESPONSE: BALCONIES + TERRACES ADDED (APPROX 18)
4. **MATERIALS.** *GUIDELINES: C4 Complement Context; C2 Promote Quality and Permanence.*
 - A. **Cladding.** *Red brick (not too pink) is the preferred cladding material/color.*
 - B. **Quantity.** *Limit the number of finish cladding materials to three or less – primary: brick (red); accents: board-form concrete at base; metal panel at end-walls.*

APPLICANT RESPONSE: CLADDING MATERIALS ARE DARK BRICK + METAL ACCENT
5. **MECHANICAL .** *GUIDELINES: B2 Protect the Pedestrian.*
 - A. **Rooftop .** *Commission support the mini-splits at roof and no horizontal unit venting. Rooftop mechanical should be well screened given low building height.*
 - B. **Ground Level.** *Transformer, generator, gas meter locations should be located underground and/or away from skin.*

APPLICANT RESPONSE: MECHANICAL MINIMIZED AT SKIN – LIMITED TO EAST CORNER

- 6. **OTHER. GUIDELINES: C12 Integrate Lighting.**
 - A. **Lighting/Signage.** Should be integrated and well resolved/detailed.
 - B. **Loading Dock Door Swing** – the out-swinging door will not be allowed per PBOT and should be recessed.

APPLICANT RESPONSE: UNSPECIFIED

IV. APPROVAL CRITERIA: Central City Fundamental and River District Design Guidelines – DAR #2

GUIDELINE	APPROVABLE	MORE INFO	NOT APPROVABLE
<p>A1. Integrate the River. Orient architectural and landscape elements including, but not limited to, lobbies, entries, balconies, terraces, and outdoor areas to the Willamette River and greenway. Develop accessways for pedestrians that provide connections to the Willamette River and greenway.</p> <p>A1-1. Link the River to the Community. Link the Willamette River to the community reinforcing the river’s significance.</p>	<p>Additional upper-level active spaces added oriented eastward toward River</p>		
<p>A2. Emphasize Portland Themes. When provided, integrate Portland-related themes with the development’s overall design concept.</p>	<p>Specific themes incorporated – materials, views, grit.</p>		
<p>A3. Respect the Portland Block Structures. Maintain and extend the traditional 200-foot block pattern to preserve the Central City’s ratio of open space to built space. Where superblock exist, locate public and/or private rights-of-way in a manner that reflects the 200-foot block pattern, and include landscaping and seating to enhance the pedestrian environment.</p> <p>A3-1. Provide Convenient Pedestrian Linkages. Provide convenient linkages throughout the River District that facilitate movement for pedestrians to and from, and to and from adjacent neighborhoods.</p>	<p>Reinforces through full site buildout.</p>		
<p>A4. Use Unifying Elements. Integrate unifying elements and/or develop new features that help unify and connect individual buildings and different areas.</p>	<p>Loading Dock provided in NW 13th Ave ROW.</p>		
<p>A5. Enhance, Embellish, and Identify Areas. Enhance an area by reflecting the local character within the right-of-way. Embellish an area by integrating elements in new development that build on the area’s character. Identify an area’s special features or qualities by integrating them into new development.</p> <p>A5-1. Reinforce Special Areas. Enhance the qualities that make each area distinctive within the River District.</p>	<p>Monolithic massing, masonry, simplicity of form responsive to context.</p>		

<p>A5-1-1. Reinforce the Identity of the Pearl District Neighborhood.</p>			
<p>A7. Establish and Maintain a Sense of Urban Enclosure. Define public rights-of-way by creating and maintaining a sense of urban enclosure.</p>	<p>Form and orientation maintain enclosure.</p>		
<p>A8. Contribute to a Vibrant Streetscape. Integrate building setbacks with adjacent sidewalks to increase the space for potential public use. Develop visual and physical connections into buildings’ active interior spaces from adjacent sidewalks. Use architectural elements such as atriums, grand entries and large ground-level windows to reveal important interior spaces and activities.</p> <p>A8-1. Design Fences, Walls and Gateway to be Seen Over. Design fences, walls and gateways located between a building and the sidewalk to be seen over to allow for social interaction.</p>	<p>Active frontage at loading dock on NW 13th Ave.</p>	<p>Transformer should be located underground in adjacent ROW.</p>	
<p>A9. Strengthen Gateways. Develop and/or strengthen gateway locations.</p> <p>A9-1. Provide a Distinct Sense of Entry and Exit. When developing at gateway locations, provide a distinct sense of entry and exit that relates to the special qualities of an area.</p>		<p>Not a <u>G</u>ateway location.</p>	
<p>B1. Reinforce and Enhance the Pedestrian System. Maintain a convenient access route for pedestrian travel where a public right-of-way exists or has existed. Develop and define the different zones of a sidewalk: building frontage zone, street furniture zone, movement zone, and the curb. Develop pedestrian access routes to supplement the public right-of-way system through superblocks or other large blocks.</p> <p>B1-1. Provide Human Scale to Buildings Along Walkways. Provide human scale and interest to buildings, along sidewalks and walkways.</p>	<p>All frontages are varied, well-glazed and human-scaled.</p> <p>Loading dock provided.</p>		
<p>B2. Protect the Pedestrian. Protect the pedestrian environment from vehicular movement. Develop integrated identification, sign, and sidewalk-oriented night-lighting systems that offer safety, interest, and diversity to the pedestrian. Incorporate building equipment, mechanical exhaust routing systems, and/or service areas in a manner that does not detract from the pedestrian environment.</p>	<p>No on-site auto parking provided.</p>	<p>Ground level soffit-hung lighting fixtures could generate off-site glare.</p> <p>Mechanical equipment not fully resolved/expressed.</p>	
<p>B3. Bridge Pedestrian Obstacles. Bridge across barriers and obstacles to</p>	<p>Loading dock provided.</p>		

<p>pedestrian movement by connecting the pedestrian system with innovative, well-marked crossings and consistent sidewalk designs.</p>			
<p>B4. Provide Stopping and Viewing Places. Provide safe, comfortable places where people can stop, view, socialize and rest. Ensure that these places do not conflict with other sidewalk uses.</p>	<p>Loading dock provided.</p>		
<p>B5. Make Plazas, Parks and Open Space Successful. Orient building elements such as main entries, lobbies, windows, and balconies to face public parks, plazas, and open spaces. Where provided, integrate water features and/or public art to enhance the public open space. Develop locally oriented pocket parks that incorporate amenities for nearby patrons. B5-1. Recognize the Roles of the Tanner Creek Parks. Strengthen and enhance the Tanner Creek Parks as both as neighborhood park system and an extension of the North Park Blocks.</p>		<p>No provisions or references.</p>	
<p>B6. Develop Weather Protection. Develop integrated weather protection systems at the sidewalk-level of buildings to mitigate the effects of rain, wind, glare, shadow, reflection, and sunlight on the pedestrian environment.</p>	<p>Continuous canopies proposed.</p>		
<p>B7. Integrate Barrier-Free Design. Integrate access systems for all people with the building’s overall design concept.</p>	<p>Accessibility measures indicated.</p>		
<p>C1. Enhance View Opportunities. Orient windows, entrances, balconies and other building elements to surrounding points of interest and activity. Size and place new buildings to protect existing views and view corridors. Develop building façades that create visual connections to adjacent public spaces. C1-1. Increase River View Opportunities. Increase river view opportunities to emphasize the River District ambiance.</p>	<p>Upper level terraces and large Juliettes provided.</p>		
<p>C2. Promote Quality and Permanence in Development. Use design principles and building materials that promote quality and permanence.</p>	<p>Masonry as primary material.</p>		
<p>C4. Complement the Context of Existing Buildings. Complement the context of existing buildings by using and adding to the local design vocabulary.</p>	<p>Material palette is considered complementary.</p>		
<p>C5. Design for Coherency.</p>			

<p>Integrate the different building and design elements including, but not limited to, construction materials, roofs, entrances, as well as window, door, sign, and lighting systems, to achieve a coherent composition.</p>	<p>Massing arrangement embodies clarity and hierarchy.</p>	<p>Enclosed vertically-stacked balconies on south elevation appear heavy – advise reducing enclosures.</p>	
<p>C6. Develop Transitions between Buildings and Public Spaces. Develop transitions between private development and public open space. Use site design features such as movement zones, landscape element, gathering places, and seating opportunities to develop transition areas where private development directly abuts a dedicated public open space.</p>	<p>Loading dock provided.</p>		
<p>C7. Design Corners that Build Active Intersections. Use design elements including, but not limited to, varying building heights, changes in façade plane, large windows, awnings, canopies, marquees, signs and pedestrian entrances to highlight building corners. Locate flexible sidewalk-level retail opportunities at building corners. Locate stairs, elevators, and other upper floor building access points toward the middle of the block.</p>	<p>NW Johnson and 13th Ave corner well activated with retail.</p>		
<p>C8. Differentiate the Sidewalk-Level of Buildings. Differentiate the sidewalk-level of the building from the middle and top by using elements including, but not limited to, different exterior materials, awnings, signs, and large windows.</p>	<p>13’ ground floor with large wood-storefront glazing, board-form concrete and continuous canopies.</p>		
<p>C9. Develop Flexible Sidewalk-Level Spaces. Develop flexible spaces at the sidewalk-level of buildings to accommodate a variety of active uses.</p> <p>C9-1. Reduce the Impact of Residential Unit Garages on Pedestrians. Reduce the impact on pedestrians from cars entering and exiting residential unit garages by locating garage access on alleys, and active spaces on ground floors that abut streets.</p>	<p>Large ground level retail space with spill-out potential to loading dock.</p>		
<p>C10. Integrate Encroachments. Size and place encroachments in the public right-of-way to visually and physically enhance the pedestrian environment. Locate permitted skybridges toward the middle of the block, and where they will be physically unobtrusive. Design skybridges to be visually level and transparent.</p>		<p>Enclosed balconies (floor area) too great a departure from context and appear heavy/looming from pedestrian scale.</p>	
<p>C11. Integrate Roofs and Use Rooftops. Integrate roof function, shape, surface materials, and colors with the building’s overall design concept. Size and place rooftop mechanical equipment, penthouses, other components, and related screening elements</p>	<p>Level-7 terraces provided. Roof-top mechanical screening is cohesive as rendered.</p>		

<p>to enhance views of the Central City’s skyline, as well as views from other buildings or vantage points. Develop rooftop terraces, gardens, and associated landscaped areas to be effective stormwater management tools.</p>			
<p>C12. Integrate Exterior Lighting. Integrate exterior lighting and its staging or structural components with the building’s overall design concept. Use exterior lighting to highlight the building’s architecture, being sensitive to its impacts on the skyline at night.</p>		<p>Ground level soffit-hung lighting needs more detail re light transmission.</p>	
<p>C13. Integrate Signs. Integrate signs and their associated structural components with the building’s overall design concept. Size, place, design, and light signs to not dominate the skyline. Signs should have only a minimal presence in the Portland skyline.</p>		<p>No signage proposed.</p>	

Please contact me with any questions or concerns.