



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

Chloe Eudaly, Commissioner  
Rebecca Esau, Interim Director  
Phone: (503) 823-7300  
Fax: (503) 823-5630  
TTY: (503) 823-6868  
[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

## MEMORANDUM

**Date:** September 5, 2017  
**To:** Portland Design Commission  
**From:** Hannah Bryant, City Planner  
503-823-5353, [Hannah.Bryant@portlandoregon.gov](mailto:Hannah.Bryant@portlandoregon.gov)  
**Re:** September 21, 2017, Design Commission Agenda Item  
LU 17-195442 DZM – SW 11<sup>th</sup> & SW Clay

Dear Commissioners:

Please find the attached drawing package and staff report *recommending denial* for the proposal located at SW 11<sup>th</sup> & SW Clay, in the Central City. Please note that two DARs and one follow-up work session were held for this proposal on April 13<sup>th</sup>, June 8<sup>th</sup>, and June 15<sup>th</sup>, 2017. A brief summary of Commission comments follows. Staff finds that Commission comments were not sufficiently responded to, and the project as proposed does not yet meet all approval criteria. Please don't hesitate to contact me with any questions or concerns.

The proposal is for a **16-story, 264' tall residential** building with 259 furnished group-living units for students, with four shared kitchens. The ¼ block building has a second story occupiable landscaped area capping the street-level bicycle storage room. The building is primarily face-fastened cementitious panels on all facades, with brick veneer at the street level. Details include vinyl windows and curtain walls at the common kitchen modules on the upper stories, aluminum storefront windows at the ground floor and steel canopies above the storefronts.

The applicant requests two modifications and one adjustment:

- Modification 1 - Standards for all bicycle parking (Section 33.266.220.C.3.b) to reduce the spacing between vertical, staggered bicycle racks.
- Modification 2 – Loading Standards (33.266.310)
  - Reduction in loading spaces size (Section 33.266.310.C.2.c) from two Standard A spaces to two Standard B spaces.
  - Allow for egress not in a forward motion (Section 33.266.310.F.2) when loading is located abutting a streetcar alignment.
- Adjustment 1 - Loading from a Parking Access Restricted Street (Map 510-9) to locate loading spaces off SW 11<sup>th</sup>, a parking access restricted street.

### Outstanding Issues, to discuss:

1. **Ground Floor Program.** *Guidelines: A5 Enhance, Embellish and Identify; A8 Contribute to a Vibrant Streetscape; C5 Design for Coherency*
  - A. **Commercial Space.** The commercial space is not sufficiently detailed to create the vibrant streetscape that will enhance the neighborhood and mitigate the extensive street frontage dedicated to service and loading.

**B. Pedestrian Realm Details.** Canopy soffits, lighting, storefronts and bulkheads need further refinement to ensure that the materials and details at the pedestrian level contribute to a vibrant, high-quality street environment.

**C. Unify First and Second Floors.** Explore ways to better integrate the fenestration at the first and second floors to convey a mezzanine level, rather than a distinct program at the two floors.

2. **Materials.** *Guidelines: C4 Complement Context; C2 Promote Quality and Permanence*

**A. Masonry / Cementitious Panel Transition.** The transition between the brick base and the cementitious panel at the upper stories is not sufficiently resolved.

**B. Joints and Connections.** Details are needed to understand how cut ends of panelized material will be flashed and detailed to avoid inconsistencies and to create a clean, smooth façade. Staff needs details on the face fasteners proposed, the quantity per panel, how they will be applied and how they are finished. Material samples and mock-ups are appropriate.

Staff does not yet recommend approval.

**Development Team:**

Architect  Applicant	Joshua Lupkin   SERA Architects
Owner	Housing Northwest, Inc.
Project Valuation	\$24,100,000

The project has been evaluated against approval criteria of the *Central City Fundamental Design Guidelines*, and Section 33.825.040 – Modifications That Will Better Meet the Design Guidelines. Please do not hesitate to contact me at 503.823.5353 with any questions or concerns.

Attachments:                      Staff Report dated September 21, 2017  
   Drawing Package dated September 21, 2017  
   [Central City Fundamental Design Guidelines](#)