

Leon/SE Powell (LU 17-144195 DZ)
Summary of Design Commission Feedback

1. Materials and Massing

a. Massing breaks/articulation

- Articulation of north and west walls – desire to break up massing/add articulation, but acknowledgement of avoiding impacting net leasable area. Suggestions included redistributing some of the brick from the street facing facades to the corners of the other facades, a “balanced cut and fill” of bumping the building out and back near the zoning line, adding more landscaping as screening or addition pilasters or trellises with plant material. Leon has concerns about the feasibility of the “cut and fill” approach.
- Concerns about coherency of the datum

2. Active Spaces

- Encourage exploring more exterior doors. Leon previously explored and additional doors are not feasible because of grade change.

3. Placement of Vehicle Entry/Exit

b. Install security gate at SE 62nd Avenue

- Strong direction to have secured gate at SE 62nd when the facility is closed

4. Buffer Zone/Residential Abutting Sites

c. Fencing and landscaping

- Desire open metal fencing; type of metal should not be specified
- Desire landscaping that abuts residential area, particularly to the west, to be more robust than L3 standard
- Need to understand extent to which entire perimeter is or is not fenced, and whether there are zoning code limitations (e.g., a fence as a structure)

6. Off-Site Impacts

- Agree with condition related to garage door and outdoor area. Specifically, the applicant suggested:
 1. Signs shall be posted on the exterior of the building adjacent to the loading bay which state “no idling” and “no parking” on the north building wall.

2. Access, including loading door operation, to the northern exterior vehicle area shall be restricted to “day hours”, as defined by the Noise Control Code Title 18, section 18.10.010, as 7 am to 10 pm. Signs shall be posted on the exterior of the building adjacent to the loading bay indicating that loading activities are restricted to those specific hours.