



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

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## MEMORANDUM

**Date:** April 9, 2018  
**To:** Portland Design Commission  
**From:** Emily Hays, Development Review  
**Re:** 18-126238 DA – *Platform*  
Design Advice Request Summary Memo April 19, 2018

### I. PROGRAM OVERVIEW

Attached is a drawing set for the Design Advice Request for a new 8-story building with the following program components:

- **Use** – 140,000 SF of commercial office space with retail use on the ground floor
- **Height** – approximately 110' to top of parapet
- **Parking** – two (2) levels of below grade parking accessed from SE Salmon Street
- **Loading** – two (2) Type A loading spaces required, the applicant plans to pursue either a Modification to Loading Size or Adjustment to Number of Spaces

The review criteria are the *Central City Fundamental Design Guidelines* and *Special Design Guidelines for the Design Zone of the Central Eastside District of the Central City Plan*.

The applicant has indicated an intention to submit a Design Review application under the current Zoning Code. All standards included in this memo reference current code.

### II. DEVELOPMENT TEAM BIO

<b>Architect</b>	Nathan Hamilton   Allied Works Architecture
<b>Owner/Developer</b>	EMCF LLC   project^
<b>Project Valuation</b>	\$30 M

### III. DAR TOPICS

Staff advises you to consider the following among your discussion items on April 19, 2019:

#### 1. Massing, Scale, and Design Character (A4, A5, C4, C3-1, C5, C11)

- Context. The proposal is located in the Central Eastside sub-district and directly abuts two (2) non-contributing resources in the East Portland/Grand Avenue Historic District:
  - Historic Cline Glass Company Building, built in 1923, recently approved alterations to two story Hammer & Hand Office and Workshop
  - Historic Neustader Building, built in 1902
- Massing. The massing of the building carves to accommodate decks at multiple levels along SE MLK. Consider the building's relationship to the adjacent Historic District, which shares a boundary with the eastern property line.
- Stormwater Management.
  - Eco-Roof – This option allows an eco-roof to cover 90% of the main roof area, not devoted to mechanical, and covers 74% of the overall site impervious area.

- Stormwater Planters – This option integrates planters into the exterior decks at multiple levels to filter runoff from the building's impervious surfaces. *Staff supports integrated planters as a way to accommodate required stormwater management while strengthening the overall design concept.*

## **2. Ground Floor Activation (A5, A8, B2, B6, C1-1, C6, C9)**

- A. SE Salmon Street Frontage. Parking entry is located on SE Salmon Street, the lowest priority street. The frontage also contains loading access and an egress door. The DAR drawing set shows two alternatives for this ground level based on the required loading.
- B. Location of Retail Entrances. The project proposes ground floor commercial and retail programming on all street frontages. Given the grade change between SE Taylor and SE Salmon, the applicant intends to provide retail entries only along SE MLK. This results in less active frontage and no weather protection along SE Salmon.
- C. Lobby Entrance. The development is envisioned to be fully completed in two phases, with buildings on both sides of SE Taylor. The office lobby entrance is proposed mid-block on SE Taylor Street. This allows for continuous retail space to front MLK and orients the lobby along to a local service street to engage with potential future development. Note that the eastern half of the northern block is currently occupied by a contributing resource in the East Portland/Grand Avenue Historic District.

## **3. Materials – Metal & Glass (A4, C2, C5)**

- A. Street Facing Elevations - The elevations along SE Taylor, SE MLK, and SE Salmon are highly transparent, consisting of metal and glass enclosure systems. The drawing set specifically calls out corrugated/perforated metal panel, metallic patina finish, and deep window mullions.
- B. East Façade – The applicant has proposed two options, detailed in the next discussion topic, both of which include metal panel.

*Details, cutsheets, specifications, and samples for materials needed for LU application.*

## **4. East Façade Abutting Historic District (A4, A5, C4, C5)**

The applicant has proposed two options for the east facing end wall for discussion. This property line is also the western boundary of the East Portland/Grand Avenue Historic District. Staff has recommended studying ways to set back or carve this façade to strategically incorporate windows and break up the massing. The east façade should not be a solid wall with little articulation. The relatively low scale of the adjacent historic district, and the recent investment in the southeast quarter of the block, indicate that the end wall will remain exposed for some time. The east wall needs to be articulated in a contextually appropriate manner. The study of multiple options, including massing shifts, window openings, and material changes could be discussed during the Design Advice Request.

- A. Articulated Metal Panel – This option continues the window patterning around the entire building, picking up the rhythm of the windows on the street facing elevations.
- B. Exposed Concrete Frame & Metal Panel Infill – This option expresses the concrete frame, a technique seen throughout the adjacent Historic District. While successful on one- and two-story warehouse buildings, staff has advised the applicant to consider the scalability of this end wall treatment.

## **III. DEVELOPMENT STANDARDS**

- a. Maximum Height is 100' per Map 510-3. This area is eligible for general height bonuses. Exempt rooftop equipment and stairwell enclosures providing rooftop access must be set back at least 15 feet from all roof edges parallel to street lot lines, may extend up to 10 feet above height limit, and may not cover more than 10% of the roof area.

- b. Maximum FAR is 6:1 in the base zone (EX) with up to 3:1 bonus per Map 510-2 and section 33.510.210.C. This site is eligible to earn bonus FAR.
- c. Ground Floor Windows standard (33.140.230) applies to all street frontages. The windows must be at least 50% of the length and 25 percent of the ground level wall area. Ground level wall areas include all exterior wall areas up to 9 feet above the finished grade.
- d. Transit Street Main Entrances standard (33.140.242) applies along SE MLK Boulevard. At least one main entrance for each nonresidential tenant space on the ground floor must meet the standards of the section.
- e. Required Building Lines standard (33.510.215) applies along SE MLK Boulevard, per Map 510-6, which states that the building must extend to the street lot line along at least 75% of the lot line, or the building must extend to within 12' of the street lot line for at least 75% of the lot line and the area must be designed to be an extension of the sidewalk.
- f. Central City Parking standards of 33.510.261 & 33.510.265 apply to this site. No minimum parking requirements apply in the Central City Plan District.
- g. Two 'Standard A' loading spaces are required per 33.266.310.C.2.c as more than 50,000 SF in uses other than Household Living is proposed. An Adjustment to this standard would be necessary to provide fewer than the required 2 Standard A spaces. A Modification to this standard would be necessary to alter the size of these spaces.

Please contact me with any questions or concerns.