



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

FROM CONCEPT TO CONSTRUCTION

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SUMMARY MEMORANDUM

DATE: May 3, 2018

TO: Dannon Canterbury, Lever Architecture

FROM: Tim Heron, Design and Historic Resource Reviews
503-823-7726, tim.heron@portlandoregon.gov

RE: EA 18-138980 DA, Adidas Village Expansion
April 26, 2018 Design Commission Hearing; DAR 1 of 2

Thank you for meeting with the Design Commission on April 26, 2018 to seek their advice regarding the above-referenced proposal. I hope you will find it useful as you further develop the concept. Attached is a summary of the Commission's comments generated from staff notes and from review of the recording of the meeting. To review those recordings, please visit: <http://efiles.portlandoregon.gov/Record?pagesize=200&sortBy=recCreatedOn&q=18-138980>

These Design Commission comments are intended to guide you in further project exploration, and they may also inform the staff when carrying out any future related land-use reviews. Keep in mind that these comments address the proposal as it was presented to the Commission on April 26, 2018, and that as the concept evolves they may no longer apply in the same way.

The Design Commission's advice is not a substitute for code-required land-use or legislative procedures. A Type 2 Land Use Review is still required for the proposed development per the Portland Zoning Code.

As previously discussed, after the advice meeting on April 26, 2018, our understanding was that you will be returning to the Design Commission for a second Design Advice Request meeting on May 24, 2018.

Encl:
Summary Memo

Cc: Design Commission
Respondents

This memo summarizes **Design Commission** design direction provided on **April 26, 2018; DAR 1 – Site and Massing**. DAR 2 – Architecture and Landscaping will be held on May 24, 2018.

Commissioners Present:

Sam Rodriguez, Don Vallaster, Tad Savinar, Julie Livingston, and Andrew Clark.

Topics for Discussion:

1. Site

- a) New buildings' placement and location [Loading Structure, North Building, & South Building]
- b) Pedestrian Connections through the Site [required by the 1999 Design Review Conditions of Approval]
 - i. Public access and circulation through and around the site
- c) Required Public Open Space & Activation
 - i. Specifically, the North and South Building frontages

2. Massing

- a) Loading Structure
- b) North Building [N Sumner and N Delaware ROW frontage and R5 Zoning]
- c) South Building [Madrona Park frontage, N Delaware Pedestrian Path frontage]

Executive Summary

- Commission highlighted this is both an incredible Design Team and an incredible neighborhood. Please continue to work closely with Staff, the Overlook Neighborhood Association & adjacent neighbors on N Sumner and Delaware.
- The location and massing all three buildings are working well. Continue to refine their architecture, particularly at the north building with additional articulation of the massing.
- The pedestrian walkway frontages along the new buildings shows much improvement from the existing conditions, particularly with active programming along the pedestrian easements and public spaces.
- The Commission looks forward to your return Design Advice Request Hearing on May 24, 2018 to discuss Architecture and Landscaping.

1. Site & 2. Massing

a) New buildings' placement and location [Loading Structure, North Building, & South Building]

- Commissioners agreed that the placement of the buildings appears correct, particularly as there isn't a whole lot of options.
- Commissioners also agreed that the architecture will be critical to the discussion.

Loading Building

- Commissioners noted that the loading building location appears the only anomaly, but appropriate given other site constraints.
- The loading logistics will be important to coordinate across the site, particularly with the N Greeley Avenue separation.
- The Commission was supportive, in coordination with PBOT support, of any Modifications or Adjustments to Zoning Code requirements to reduce the number and/or size of stalls.

North building

- Commissioners agreed that the massing was correct, but will demand more articulation, subtle massing shifts, to help reduce the appearance of scale and mass, particularly along the eastern side fronting N Delaware.

- One Commissioner stated that smaller buildings would be more interesting, but would be supportive if this building introduced more architectural articulation in its façades.
- Two Commissioners were particularly specific that architectural articulation of the facades was critical to meet approval criteria regarding blending into the neighborhood.
- All Commissioners agreed that the architectural team has done notable work in this area on other projects in Portland.
- Commissioners agreed, though not subject to the Approval Criteria of this Design Review process, that the parking and traffic concerns raised by the neighborhood needs a closer review and a Traffic Study is highly recommended.
 - Please continue to work with the neighborhood on best practices to control employee parking on adjacent single family residential streets.
 - Commissioners specifically made reference to a parking permit plan which would need to be coordinated with PBOT.
- Commissioners commented that the footprint was correct, particularly given the proposal meets, and exceeds in some areas, the required 25' landscaped setback.
 - One Commissioner noted the 25' setback is an “immense boon” for the neighborhood with the amount of landscaping potential for these frontages.
- One Commissioner noted that this building is successful in reflecting the neighborhood’s residential lot orientation north-south.

South Building

- Commissioners commented this building is comparatively small and relatively modest to the north.
 - One Commissioner would appreciate seeing additional shadow studies.
- Commissioners agreed that controlling the amount of window area facing the east towards N Delaware is desirable for privacy concerns considering the narrower ROW separation from the adjacent R5 Zoned single-family homes.
 - Commissioners noted that perspective views from the height of neighbors’ front porches and side yards towards the proposed development would be helpful for the next Design Advice Request.
- An effective landscaping plan will be particularly important for this building’s frontage along the N Delaware pedestrian access path.
 - One Commissioner noted that developing “blooming calendars” for the landscape plan would be an important for the next Design Advice Request.
- Nighttime studies would also be particularly important for this building as well.

b) Pedestrian Connections through the Site [required by the 1999 Design Review Conditions of Approval]

i. Public access and circulation through and around the site

- Commissioners agreed that the existing pedestrian access through and around the site, completed as required per the original 1999 Design Review, was being vastly improved.
- Commissioners noted that the Village Park was also a “real plus” in contributing to pedestrian circulation through and around the site to Sumner.
- The Village Park and adjacent Adidas owned parcel created by the new Greeley intersection are great opportunity.
 - Commission is looking forward to seeing additional design work for these two areas to be much more than just a bus stop, retaining wall and bollards at the next Design Advice Request Hearing.

c) Required Public Open Space & Activation

i. Specifically, the North and South Building frontages

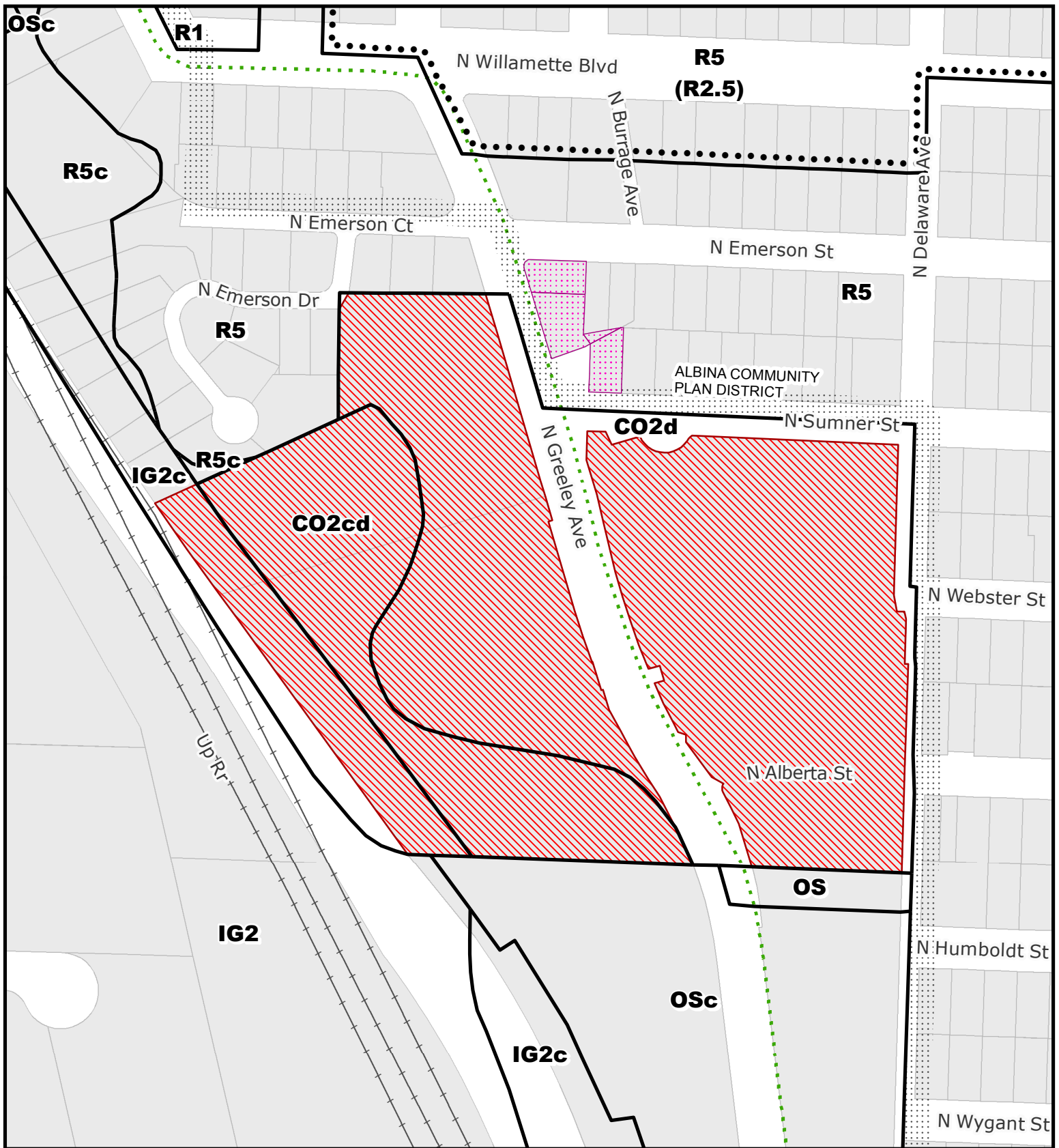
- Commissioners agreed that active programming, particularly at the ground level, of both these buildings is critical.
- Frontages facing the soccer field and the adjacent Madrona Park to the south were critical to the success of these public spaces.
- Commissioners acknowledged that some reduction in window area on the South Building's east façade would be appropriate facing the single-family residential zone.

3. Additional Commissioner Comments for DAR 2 – Architecture and Landscaping.

- Commissioners highlighted that DAR 2 of 2 on Architecture and Landscaping is critical to complete the Design Advice Request opportunity.
 - Commission appreciated seeing some of the options the applicant was considering for additional architectural articulation and that the team was moving in the right direction.
 - Commission noted that Landscaping would also be a critical aspect of the next Design Advice Hearing, and the ultimate success of the project.
 - Commission is very interested in seeing the design of the NE corner of the new N Greeley intersection and transit structure, as well as concepts for the development of Village Park as new terminus of N Sumner Street.
- While not subject to the Approval Criteria for this Design Review process, Commissioners would appreciate hearing more from both Adidas and the Neighborhood on collaborative efforts to mitigate the negative impacts of parking, traffic, lighting, event noise and smoking that may impact adjacent single-family zoned residential streets of the Overlook Neighborhood.
- The Commission Chair asked that for the next DAR to not revisit DAR 1 topics of Site and Massing, rather focus specifically on Architecture and Landscaping.




Exhibit List

- A. Applicant's Narrative & Drawings
 - 1. March 21, 2018 Submittal
 - 2. April 13, 2018 Updated Submittal
- B. Zoning Map (attached)
- C. Drawings (see attached)
 - 100. Existing Site Plan [attached]
 - 101. Proposed Site Plan [attached]
 - 110. North-South Site Section
 - 111. East-West Site Section
 - 112. Enlarged Sections at Street
 - North Building
 - 200. Plaza Level Plan 0
 - 201. Arrival Level Plan 1
 - 202. Typical Upper Level Plans 2-5
 - 203. Roof Plan
 - South Building
 - 300. Plaza Level Plan 1
 - 301. Typical Upper Level Plans 02-03
 - 302. Roof Terrace Plan
 - Loading Building
 - 400. Loading Plans
 - 401. Loading Section
- D. Notification information
 - 1. Posting letter sent to applicant
 - 2. Notice to be posted
 - 3. Applicant's statement certifying posting
- E. Agency Responses [none]
- F. Public Testimony
 - 1. April 20, 2018 Matrix of Neighbor Concerns and Applicant responses
- G. Other
 - 1. Application Form
 - 2. April 19, 2018 Design Commission Memo and Attachments
- H. Hearing April 26, 2018 – DAR 1 of 2
 - 1. April 26, 2018 Staff PPT Presentation
 - 2. April 26, 2018 Applicant PPT Presentation
 - 3. Testimony Sheet
 - 4. Submitted Testimony



ZONING

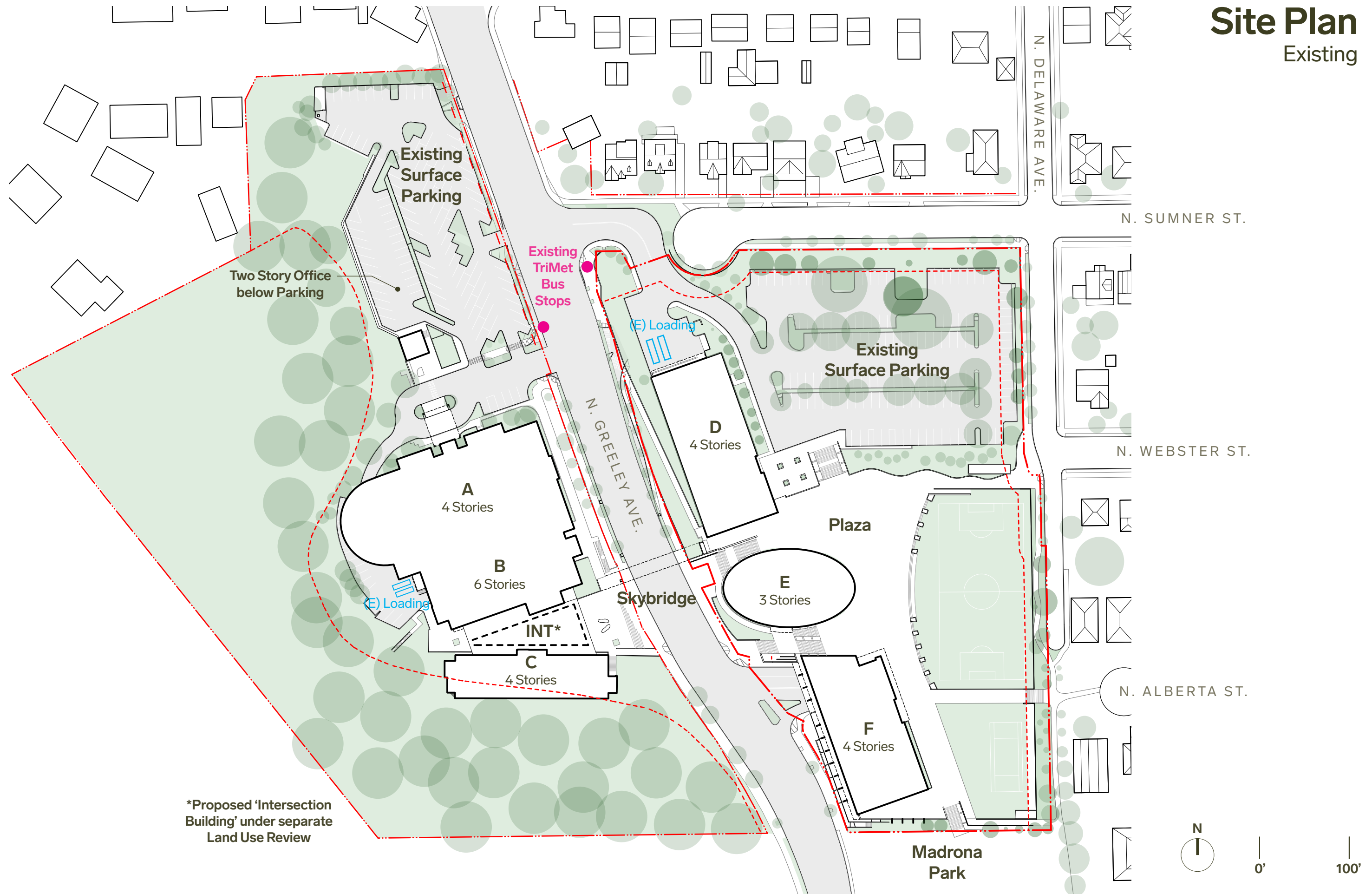


-  Site
-  Also Owned Parcels
-  Recreational Trails

File No.	EA 18-138980 DA
1/4 Section	2527
Scale	1 inch = 200 feet
State ID	1N1E21BA 10307
Exhibit	B Mar 23, 2018

Site Plan

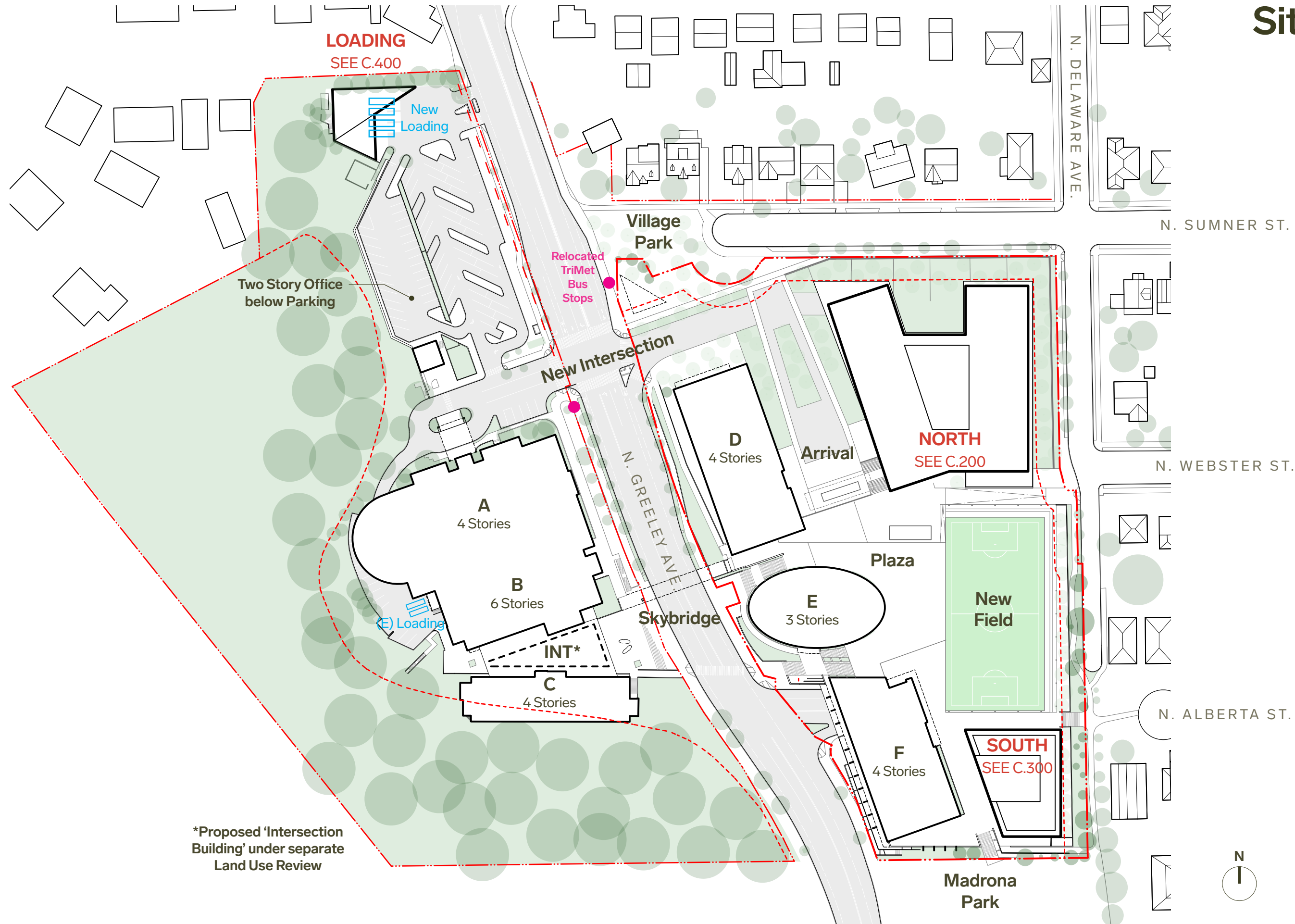
Existing



*Proposed 'Intersection Building' under separate Land Use Review

Site Plan

Proposed



*Proposed 'Intersection Building' under separate Land Use Review

