



City of Portland Design Commission

Design Advice Request

SUMMARY MEMO

Date: October 8, 2018
To: Lucy O'Sullivan, Works Progress Architecture
From: Jill DeCoursey, Design Review
503.823.7314 | Jill.DeCoursey@portlandoregon.gov
Re: EA 18-216723 DA – 1431 N Church Street | Nomad
Design Advice Request Commission Summary Memo – September 20, 2018
Meeting Date

Thank you for taking advantage of the opportunity to hold a Design Advice Request regarding your project. I hope you find it informative and valuable as you continue with your project development. Following, is a summary of the comments provided by the Design Commission at the September 20, 2018 Design Advice Request. This summary was generated from notes taken at the public meeting and a subsequent review of the public meeting recordings. To review those recordings, please visit: <https://efiles.portlandoregon.gov/Record/12160099/>.

These Design Commission comments are intended to guide you in further design exploration of your project. These comments may also inform City staff when giving guidance over the course of future related land use reviews. It should be understood that these comments address the project as presented on September 20, 2018. As the project design evolves, the comments, too, may evolve or may no longer be pertinent.

Design Advice Requests are not intended to substitute for other Code-required land use or legislative procedures. Please keep in mind that the formal Type II land use review process [which includes a land use review application, public notification and a Final Decision] must be followed once the Design Advice Request meetings are complete, if formal approval for specific elements of your project is desired.

Please continue to coordinate with staff as you prepare your Type II Land Use Review Application.

Encl:
Summary Memo

Cc: Design Commission
Respondents

Executive Summary. The commission was generally supportive of the project concept, massing, and scale. Commission had concerns with the ground level and how the project responds to the public realm, finding that as proposed the project does not meet the public realm guidelines.

Commissioners Present. Commissioner Clarke, Commissioner Livingston, Commissioner Molinar, Commissioner Rodriguez, Commissioner Santner, Commissioner Savinar, Commissioner Vallaster

Summary of Comments. Following is a general summary of Commission comments by design tenet.

CONTEXT

1. Massing.

- a. **Response to existing and future context.** Commission supported the concept proposal in massing and scale. It is appropriate for this proposal to respond to the future context of the site rather than the existing lower density site context.
 - b. **Oriel Projections.** Generally, the Commission supported the proposed oriels. Oriel projections are more appropriate along N Interstate than on the smaller residential streets. However, oriels on N Church and N Maryland could be supportable because of the wide public right-of-way of each of these streets. The lower oriel on the south elevation is too low.
 - c. **Develop North Elevation.** The design concept/language of curvilinear cutouts and recesses that was developed on the west, south, and east elevation should continue to the north elevation.
2. **Differentiate Sides.** It was noted that the project has two different contexts, corresponding to its different street frontages and that a contextual response to N Interstate should look different than a contextual response to N Church or N Maryland. The applicant was encouraged to consider a more nuanced response to these different contexts, including bolder moves along N Interstate.

PUBLIC REALM

1. **Ground Floor Organization.** The Commission agreed that the ground floor as proposed does not meet the approval criteria related to the public realm. Commissioners identified programmatic and spatial concerns, including the isolation of certain program elements (courtyard, residential unit), not enough prominence given to important program (retail, active uses), and too great of prominence given to less important uses (bike room, utility rooms on N Interstate). Commissioners noted that a complete re-work of the ground floor is necessary given number of issues. One Commissioner described the ground floor as having a “lack of purpose.”
2. **North Interstate.** The Commission agreed that providing active uses along the full frontage of N Interstate was essential to the project’s approvability (with the recognition that the transformer may need to stay in its current location). If retail is included, it should be accessed from and oriented along N Interstate.
3. **Parking.** The Commission supported moving the parking from the N Interstate frontage and replacing it with ground floor active uses. Commissioners expressed concerns about the potential negative impact of parking on neighbors to the north.
4. **Ground Floor Residential.** The Commission supported ground floor residential uses but agreed that the current proposal for a single corner unit is flawed. Commission would support

residential units that are set back from the sidewalk and buffered with landscaping and stoops. Commission would support landscaping within the right-of-way on N Church and N Maryland to support ground floor residential units on these frontages. This would be a non-standard improvement to the right of way and would also require PBOT support. One Commissioner encouraged live-work at the ground level.

5. **Courtyard.** The Commission had mixed responses to the courtyard. Several commissioners supported the idea of a covered outdoor space but had concerns with the fence and gate. Some Commissioners had safety concerns with the proposal. Several commissioners suggested removing the courtyard entirely, while other commissioners felt that the space was a valuable amenity space for residents. One commissioner suggested that the courtyard be integrated with the building lobby. Several commissioners commented that the courtyard should be better integrated with its neighboring spaces.
6. **Landscaped areas.**
 - a. Commission supported the use of landscaped areas as one strategy to buffer between the proposed building and the properties to the north. The landscaping and fencing installed on the north property line should be designed to provide a sufficient buffer from the parking lot to the residential development to the north.
 - b. One Commissioner commented that the landscaped recesses were small.
 - c. One Commissioner suggested taking advantage of the wide public rights of way to plant large trees.

QUALITY & PERMANENCE

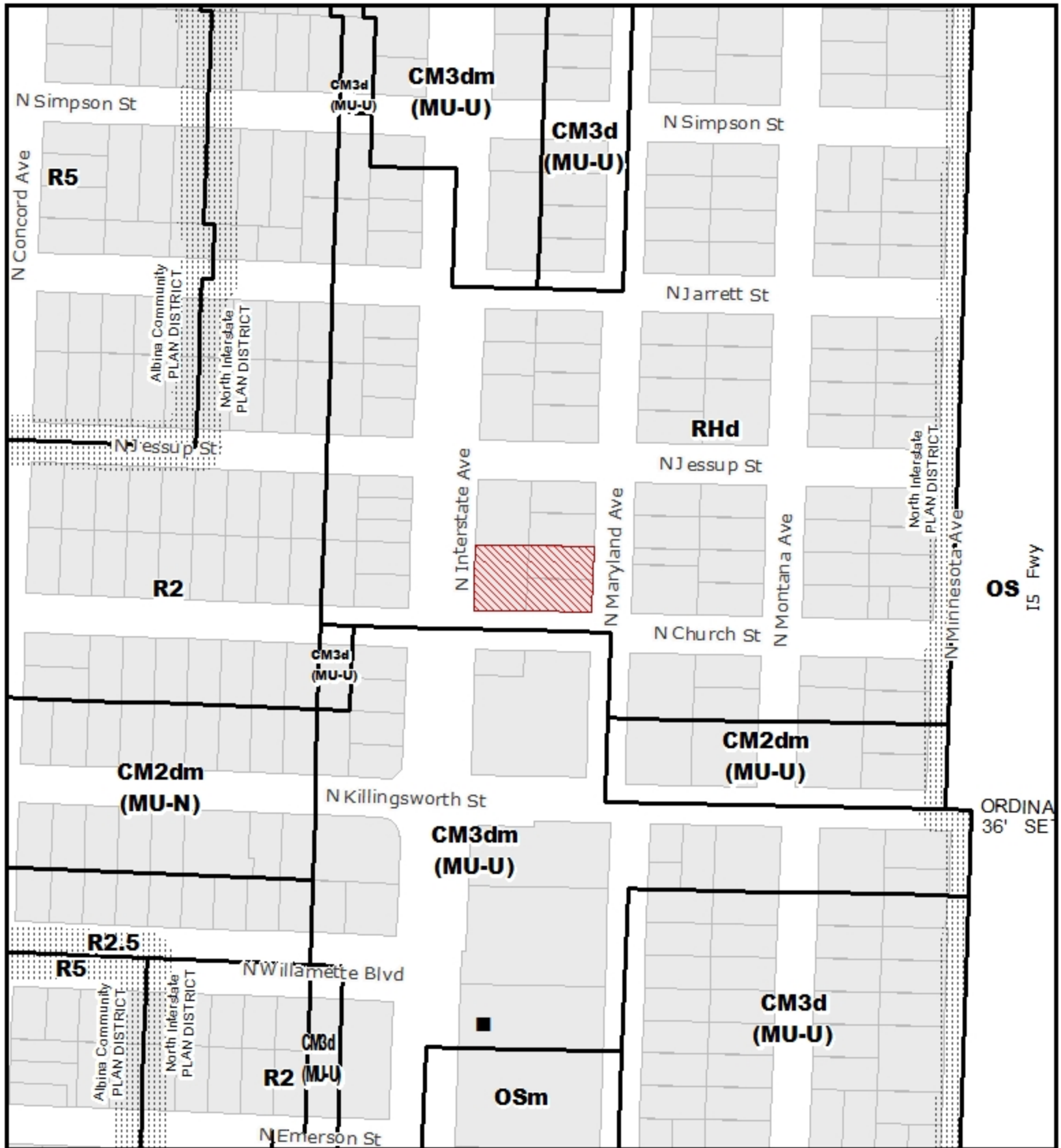
1. **Exterior materials.**
 - a. **Shingles.** Commission felt that cementitious shingles would be an appropriate siding material if well detailed.
 - b. **Accent Material.** Some commissioners expressed concerns with the use of corrugated metal in the building recesses and would like to see a more consistent and considered implementation of the crescent roll metaphor. Commission supported the use of a consistent material at the building recesses.
 - c. **Ground Floor Material.** Several commissioners raised concerns about the use of wood and shingles at the ground floor. Ground floor materials should be durable and well detailed.

ADDITIONAL TOPICS

1. **Modifications.** Commission voiced support for the proposed bike parking and loading modifications.

Exhibit List

- A. Applicant's Submittal
 - 1. Original Drawings/DAR Submittal Package
 - 2. Revised Drawings/DAR Submittal Package, received 9/5/18
 - 3. Final Drawings/DAR Submittal Package, received 9/10/18
 - 4. Applicant Presentation to the Commission
- B. Zoning Map (attached)
- C. Drawings
 - 1-45. See Exhibit A.3 (exhibits C.11 & C.37 attached)
- D. Notification
 - 1. Posting instructions sent to applicant
 - 2. Posting notice as sent to applicant
 - 3. Applicant's statement certifying posting
 - 4. General information on DAR process included with e-mailed posting/notice
- E. Service Bureau Comments - None
- F. Public Comments
 - 1. Comment sign-in sheet from 9/20/18
 - 2. Craig Graugnard, 9/20/18, concerns with proposal
- G. Other
 - 3. Application Form
 - 4. Email Correspondence
 - 5. Staff Memo to the Design Commission
 - 6. Staff Presentation to the Design Commission, 9/20/18



ZONING



Site



Historic Landmark

THIS SITE LIES WITHIN THE:
NORTH INTERSTATE PLAN DISTRICT

File No.	EA 18-216723 DA
1/4 Section	2429
Scale	1 inch = 200 feet
State ID	1N1E15CC 10700
Exhibit	B Aug 13, 2018

OS

I5 Fwy

ORDINA
36' SE

PROPOSED SITE PLAN

Property Info:

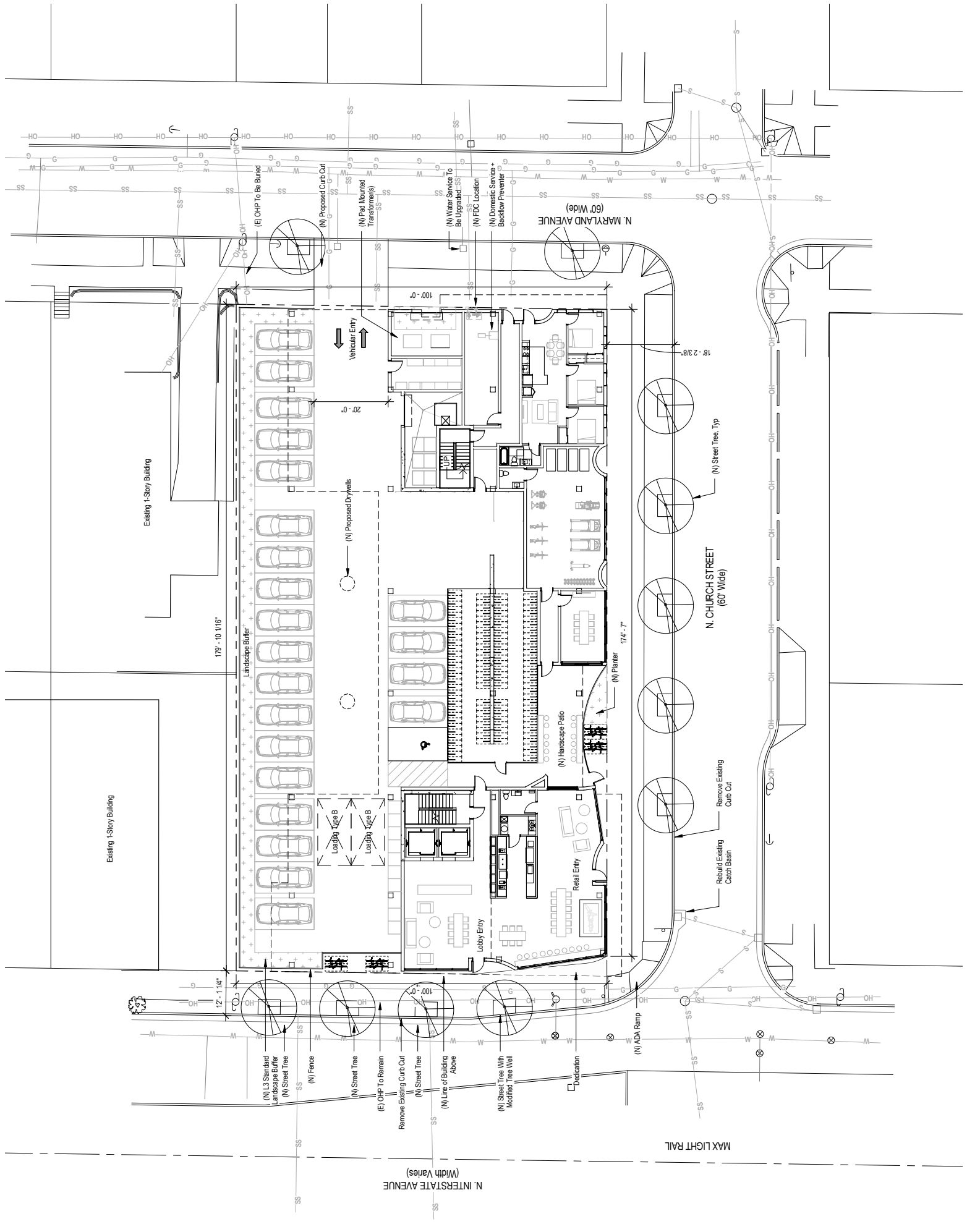
Project Address: _____
 Legal Description: _____
 Property/Lot Area: _____ sf
 Building Footprint: _____ sf
 Building Coverage: _____ %
 Impervious Area: _____ sf
 Hardscape: _____ sf
 Total Impervious Area: _____ sf
 Total Pavement Area: _____ sf

Site Plan General Notes:

1. Contractor To Verify Existing Utility Locations Prior To Construction. Typ.
2. Provide erosion control per civil.
3. Reference Roof Plan For Storm Drain Locations
4. Reference Foundation Plan For Under Slab Utility Locations
5. Water Meter and Connections to Main By _____
6. Gas Meter Installation By _____
7. RC. Call For Stormwater Management Systems

Legend: Site Plan Symbols

Symbol	Description
—	Property Line
—	Fence
—	Building / Wall to Be Demolished
—	Curb Line
—	Water Line
—	Combined Storm/Sewer
—	Storm Line
—	Sanitary Sewer Line
—	Underground Gas Line
—	Overhead Power Line
—	Underground Power Line
—	Storm Catch Basin
—	Mainhole
—	Power Pole / Light Pole
—	Light Pole
—	Sign
—	Fire Hydrant
—	Water Meter
—	Electric Meter
—	Gas Meter
—	Property Corner



Total Site Area 17,986 sf
 Roof Area 11,738 sf



1/32" = 1' - 0"

BUILDING ELEVATION



- Elevator / Stair Overrun
- Light Color Panel
- Light Color Panel
- Light Color Vinyl Window
- Dark Color Fiber Cement Shingle
- Light Color Corrugated Metal
- Light Color Mechanical Louver or Panel
- Storefront Glazing
- Light Color Fence

MATERIAL

1. Painted Metal
2. Corrugated Metal Panel
3. Cementitious Shingle Product
4. Dark Metal Panel



1/16" = 1' - 0"