

Moore-Love, Karla

From: Reynolds, Allison J. (Perkins Coie) <AReynolds@perkinscoie.com>
Sent: Wednesday, February 21, 2018 12:47 PM
To: Moore-Love, Karla
Subject: Additional Materials for Item 177 Record
Attachments: River-District-Park-System-Urban-Design-Framework-Study.pdf; Transcript of Design Review Hearings Fremont Place.pdf; Additional Record Materials Fremont Place Cover Letter.pdf

Hi Karla,

Attached are materials we would like to submit to the City Council as part of the record for today's Item 177 (Fremont Place Project appeal hearing).

Thanks you!

Allison

Allison Reynolds | Perkins Coie LLP

ASSOCIATE
1120 N.W. Couch Street Tenth Floor
Portland, OR 97209-4128
D. +1.503.727.2168
F. +1.503.727.2222
E. AReynolds@perkinscoie.com

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February 21, 2018

Allison J. Reynolds
AReynolds@perkinscoie.com
D. +1.503.727.2168

VIA EMAIL TO
Karla.Moore-Love@portlandoregon.gov

Steven L. Pfeiffer
SPfeiffer@perkinscoie.com
D. +1.503.727.2261

Portland City Council
1221 SW 4th Avenue, Room 130
Portland, OR 97204
Attention: Council Clerk

**Re: Additional Documents for City Council Record: Appeal of Design Review Approval
LU 16-278621 DZM GW, Fremont Place Apartments, City Council Agenda Item
177**

Dear Mayor Wheeler and Members of the City Council:

This office represents Lincoln Property Company, owner of the property at 1650 NW Naito Parkway and proponent of the project approved as LU 16-278621 DZM GW, commonly known as the Fremont Place Apartments. This project has been appealed to the City Council by the Pearl District Neighborhood Association.

Attached are materials we would like the Council to review in its consideration of this appeal. Please add these materials to the Council's record for this proceeding.

- A written transcript prepared by our office of three of the Design Commission hearings for this project that took place on November 16, 2017, November 30, 2017, and December 21, 2017
- The Portland River District Park System Urban Design Framework Study, which provides information regarding the development of the Fields Park

Portland City Council
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Very truly yours,

A handwritten signature in blue ink, appearing to read "Allison J. Reynolds".

Allison J. Reynolds

A handwritten signature in blue ink, appearing to read "Stephen L. Pfeiffer".

Stephen L. Pfeiffer

FREMONT PLACE DESIGN REVIEW HEARING 11/16/17

Audio Length: 02:01:45

11-16-17 LU 16-278621 DZM GW

Chair: Who needs to be in the room for the next hearing is here and so we will move to item # 3 on the agenda which is LU 16-278621 DZM GW. Fremont Apartments. This is the second type 3 hearing for this project and Ben Nielson is here with a staff report.

Ben Nielson: I might just jump in with a bit of housekeeping for members of the audience who are here. I see several relatively unfamiliar faces. If you want to testify please sign up back over here so that we get you on the list. And with that I'll jump in. Just a quick reminder of where we're at. This site is located along Northwest Naito Parkway near the Fremont Bridge and the Willamette River. This is in the North Pearl subarea of the Central City. The project site is about 72,000 square feet, basically flat, and an axon view of that. You can see there are two adjacent existing office developments on this larger parcel and we are in the EX-d-g zone so that's central employment with design and greenway overlays. Approval criteria are many because of the location, Central City Fundamentals, River District Design Guidelines, also Modification Approval Criteria in Chapter 33.825 and because we're in the greenway overlay zone, Greenway Review Approval criteria also apply, as do the Willamette Greenway Design Guidelines. So, a quick reminder again of floor area, the base FAR is 2 to 1 max, an additional 3 to 1 is possible through bonuses and base height is 100 feet max, and then an additional 75 feet of height may be approved through modification to get up to a total of 175 feet. And above 100 feet that floor area must all be earned through bonus and is limited in its length and area. Just a quick reminder that because we're in the North Pearl subarea, there are a bunch of unique standards that apply that don't apply elsewhere in the Central City. I'm not going to read through each one like I did last time, but they are there. And then there are specific greenway overlay development standards, probably the most important of which for this site is that there's a 25-foot set back from the top of bank to create the greenway set back. There are six modifications that you've seen before, I want to add a seventh modification to standards. This is to parking space width. Some of the parking spaces are actually slightly narrower than the 8'6" minimum that's required. This is due to building structure setting down into the edge of some of those spaces. So, taking a step back in time, you've seen this project twice before at one Design Advice hearing and then at a Formal Design Review hearing which was in September. So, looking at the building, its progression from that Design Advice hearing to the hearing in September and then again from the hearing in September to today, so you can see a lot of the changes were fairly small in scale, but they

add up to changing the composition at least at a broad level. And looking at the site plan, I think the changes are a lot more noticeable here from the Design Advice hearing to the September hearing. You can see the change in the plaza area at the north side of the site and then further refinements of that and of the Greenway Trail as we move into the hearing today. So I wanted to call attention to those. Staff at the September hearing came in with a recommendation of denial at that point. There were a number of unresolved issues. Most of those issues have been resolved. Staff believes that one guideline in particular has not had enough attention paid to it yet, which was the response to guideline A5-4, integrate works of art. This is based off commission discussion at the last hearing which requested that the plaza in lieu of having actual works of public art take on more of a sculptural quality. So, you can see the site plan shows fairly minimal change in that respect. And the site sections also are relatively flat. So, depending on the interpretation of sculptural quality, I think it would be good to get some more direction from the Design Commission on that issue. There were also a couple of service bureau support issues, one of which has been resolved. So, at the time that the drawings were sent to you, the Bureau of Environmental Services had not yet certified the eco roof which is required to earn some of the floor area bonus needed for this development proposal. That since has been certified by them so staff is now confident that the full bonus floor area can be earned. We're still awaiting approval from PBOT for the location ... or support for the location of the underground switch vaults, which, I don't know if I can, I don't have my pointer, here it is, which is located right here on the outside. So if that were to need to move to a different point either on the site or in the right of way would likely affect the location of the transformer room, which could have rippling effects on the ground floor design. Therefore, staff was not able to recommend approval because of potential changes that could result from that. I believe PBOT's going to have a response to that within the next week or two so that should be resolved and all signs are pointing to yes at the moment from what I know. So those are major issues I identified in individual conversations with some of you. I have also heard that there are some possible massing issues that could still arise and I'd like to hear about that today if those are still of concern to you. And that's all I have, I'm going to try and keep it short and sweet.

Chair: Thank you very much. Do the commissioners have questions for Ben?

Don: One question on the unresolved issue which is A5.4, have you worked with the applicant on that or have they not been responsive?

Ben Nielson: I've brought it up several times. We actually spent a lot of our time focusing on greenway issues over the last few weeks so I think this kind of fell by the wayside. You can see they did do some changes, and I'm sure they'll get into it as they do their presentation, but they did some work down here at the river end of the plaza. There actually, instead of sloping down, now sloping up to this kind of wooden amphitheater that overlooks the river which I believe is a good response to better integrating the river into that plaza area. But in terms of different, any

other design moves in this area, I don't know that there's anything significant, but again I'll leave that up to the development team to discuss.

Jessica: In previous, I think it was a hearing or DAR, there was a discussion about the storm water planters for incorporate water features, storm water planters fulfilling that guideline, but there not really doing anything. We decided that the river was.

Ben Nielson: At the last hearing, we were talking about how the river is the water feature rather than the storm water planter and from what I heard the Commission was accepting of that. If you think otherwise it would be a great time to hear it, but that's where we landed.

Chair: That's how I remember the conversation as well and the focus was really on making the approach through the plaza a very special approach to the river. I mean if the river is the water feature and that really makes a lot of sense in this location, then that plaza really has to knock it out of the park and make it clear everybody that that's what happening here.

Ben Nielson: So, in staff's opinion, this is a much-improved response to that, to the river, in terms of providing additional view opportunities from the plaza itself and creating a kind of small space at the edge of the Greenway Trail overlooking that, overlooking the river.

Don: Does the Greenway Trail then go underneath part of this raised area?

Ben Nielson: No.

Don: It goes around it?

Ben Nielson: No, the Greenway Trail goes right over it. So where the ... this wood right here is at grade with the Greenway Trail and it steps up to the plaza as you go this way and then a ramp here accommodates accessible access to the plaza which is raised up from the greenway. Maybe if I show you this, these two sections again that would be easier to understand. So the Greenway Trail is located right here and this section, it's the paving if you will is ipe wood instead of the concrete of the normal trail, and then that wood extends up these steps to some point back here. And this section down here is the section cut through the ramp off to the side.

Chair: So, Ben, a question about process. We don't have a staff, or fresh staff report today.

Ben Nielson: Correct.

Chair: Does that mean that the staff report that was produced for the last hearing is still in effect?

Ben Nielson: Yes.

Chair: OK.

Ben Nielson: Though it hasn't been updated with updated findings. So if we were to vote on it today, or vote on the project as it stands today, I would ask that we punt that for two weeks to give staff a chance to write revised findings.

Chair: If I'm recalling the last staff report correctly, it didn't recommend approval or denial because there were many outstanding issues including bureau review.

Ben Nielson: We don't recommend neither. We always recommend either approval or denial, so that was a recommendation of denial.

Chair: OK. So there is a recommendation of denial on the table and that means that a vote could be called for today.

Ben Nielson: Only for denial.

Chair: OK.

Ben Nielson: Not for approval.

Chair: OK. Thank you very much. So in fact its most likely that the applicant will be returning one more time for that vote.

Ben Nielson: Yes, I would hope.

Chair: OK. Thank you. Alright, other questions? [12:02 - whispering] Great, we'll turn it over to the Applicant.

Applicant: Excellent. You threw me for a loop with that one. We weren't aware of that technicality coming in today, so hopefully we can discuss that a bit further. So, to not regurgitate too much, I think we made such good progress the last time our intention today is really to kind of go through the, really focus on the changes and the evolution of the project since we were last here. So, just by way of brief overview, we've covered this since the DAR, but just to review in case this hasn't been seen before. We've started this project from the beginning looking at how to use the FAR available to the developer in a way that is most sensitive to views, in particular the view from the Fields Park. So, we have done multiple iterations really looking at this central location in the middle of the ellipse in Field Park as our vantage point. In talking with the neighborhood groups was also requested that we look at the sort of the end of the boardwalk element as it projects into that ellipse, which is almost identical to this view and so we don't have a second set of views for that. We've met with the neighborhood group multiple times, in fact three times. The most recent one is actually just to show the evolution since we had our prior hearing and I'm sure we'll hear from folks today. But in general things were pretty well received. There are certainly no shortage of people who wish there were no building here at all, but we've gone to great length here at the developer's behest to kind of make sure that we're being sensitive to the views

and sort of controlling this massing and the view to the bridge as much as possible. And, of course, we live in a city, so there are buildings in the Pearl that block Broadway Bridge and that the new ZGF building blocks the Freemont Bridge from most of town, so we've tried to be as sensitive to that as possible and to work within the constraints as we see them. And the other thing I note on that is that we are currently at an effective FAR of 4.2 to 1, so we are sort of leaving FAR and bonus on the table to try and keep the scale of this thing down to have the least impact. So we've kind of gone through that with the neighbors that the only thing we have left to do was lop off sections of this building and that's not financially feasible given the constraints on the project. Anyway, this is really what it all boils down to for us. The red box here is the 100-foot height limit, the sort of by right base height limit, and from the get go, we recognize that, that building out to that lower height and not employing the tower element and not shaping the building as we have, would have a negative effect on views specifically from the park, but from elsewhere around the neighborhood as well. So, to move on to specific areas of concern. I'd like to start by reviewing the sort of primary areas that we took away from our last hearing with you all that we've been looking at. So, there are really four primary focus areas. The first is the building mass and fenestration related to the north façade. Second, is the building mass and fenestration of the southwest corner and the south façade. And then really the evolution and development of the northern plaza and the greenway, and with the greenway, I've put in the southeast corner of the development, which was kind of a blank corner previously. So, we can walk through what we've done there. Looking at the building elevations, we had, this is now primarily looking at the north and west. So, the northern façade piece we had a comment from staff, which I believe correctly noted there was a, sort of a different fenestration, different patterning of windows and balconies on this volume of the building that didn't exist elsewhere. The other thing that happened here is we had a series of balconies that are turned parallel to the river and then the sort of a transition where this lower mass sticks out where a general comment from the commission was that that was an unresolved portion of the building. And then, of course, following the DAR, we had brought the driveway to the southwest corner and pulled that all the way up from the street. I think it was general agreement maybe that was an over correction. So, then looking at the south and east elevation. On the south, we had the fenestration issue with articulation of this podium piece and the fact that we were trying to let this glass element slide in behind just a few brick piers and again the notion of pulling that garage entry back to full bays. And then on the upper right here, you can see this, this is that rotated balcony condition at that lower, that mid-scale mass that we were talking about previously. And then the last one here, is the southeast corner. So, we had, we had some mechanical grills and some sort of false glazing in that location to try and make use of the space in a way that made sense pragmatically, but didn't really meet the standards of the Design Commission. So similarly reviewing the plan, and a lot of these things really are about the pedestrian scale, a lot of the things we most significantly focused on. So again, we sort of have three, or four locations. There's the southwest corner, the plaza itself, and in particular the way we sort of

focused on this head condition where we meet the river, and then really the entirety of the Greenway Trail as it fronts on this property. So, keep moving through here. So, looking at the building mass on the north side and the fenestration, on the upper left is the design from the prior hearing, and the larger elevation is kind of where we are now. We're actually quite pleased by this. This suggestion we think has done a lot of good things from the building. So, what we've done is rotated these balconies so that they're now facing the bridge. And what it's done is not only allow us to kind of stitch these balconies down past to tie these two masses together in a way that they weren't previously, but it also has the effect going all the way back to our DAR discussion, it has the effect of slimming and adding more verticality to this portion of the tower. So again, we've sort of simplified the solid areas, we've simplified the window walls so this condition now matches its matching component on the opposite side of this piece of the tower. So, its glassier and its thinner and I think that this works quite well to help tie those masses of the building together. To look at that in 3D, here's the condition that we had that I think was generally viewed as being a bit awkward when we were here previously. So, by allowing this to slide past, you can see that it actually also sort of thins that river facing façade as well, and we'll get into some of the details down below as we go further along. And then looking at this from this northwest corner, you kind of see that what that also allows, which again this wasn't consistent with what we had in the rest of the mass of the building. Typically, we've been working to put balconies on the outside corners to help dissolve the mass and breakdown that corner a little bit, so now we're having that same effect here on the side facing the bridge which we actually think is quite nice, so we were glad to work that one in. Moving to the southeast portion of the building. Again, kind of looking at this both in plan, we were right up inside that first column, and agreed to be a little too close. Secondly, we had a little bit of discontinuity in terms of the massing of this piece and it was discussed with the commission last time that it probably made a lot more sense to just extend the brick piers beyond, which is actually where we had started, and to pull this back, the garage entry back two bays, which also works well with the bureau reviews because it gives us a little bit safer queuing. So, in plan, here's our kind of revised plan. I'll revisit this corner here when we get back around, kind of moving around the site clockwise. So, you can see we have a good bit more queuing space here, the door is pulled back, and this is sort of the effect on that piece in three dimensions. Still avoids being the alley that was concerned, that concerned at the DAR, but it allows us to land this corner of the building, which we think it actually helps quite a bit. Again, sort of a street level view of that piece showing the brick piers continuing over the balconies kind of threading out very consistent with what we are doing around the rest of the mass of the building, and then down at this sort of pedestrian scale on our side of the street, just to kind of give a sense of scale for how far that sits back, and this is, I know you've seen a lot of these, but this is the speed door with the clear acrylic slats to kind of aid in the safety of people going in and out, make sure pedestrians can see cars coming and going. So, anyway, we think that the way this portion of the building is pulled together actually has been a big benefit to be able to push that back a little bit. Couple of

things here. Actually, go back, sorry. Something that I forgot to note. Another change, which is not a design driven change since we were here previously, I just wanted to make you aware of. Among all the things you discover after you've studied a piece of property for like a year and a half, we came across a 24-inch gas main that runs in the portion of the street where the street trees belong and so there is no way to plant street trees. So, we've cleared this with the bureaus. So no one can actually explain how the current trees are there or what it's going to take to get them detangled from the gas line, but anyway I wanted to make sure that you understood that's why we're not showing trees in these views. They've actually been removed from the project because there not feasible. But again, that's just kind of, this is really mostly an unchanged view other than the incorporation of street shrubs instead of street trees. And again, here's our resident entry off of Naito Parkway. Moving, continue to move kind of clockwise around the site now looking at the north plaza. I guess maybe start by saying it surprised us a little bit that the staff thought we hadn't incorporated enough sculptural elements into this because we weren't, in the same way that we're looking at the river as being the water feature, we didn't feel that it was necessarily directed on us to put everything sculptural into this plaza. So, we put a lot of sculptural development into the evolution of the greenway component, which we think is very, a nice place to do that with public interaction. And we've added quite a bit of sculptural quality to this plaza which is probably a little bit difficult to see in plan and we'll kind of run through those in rendering. So, as Ben mentioned, what were really doing here, previously we have, and this is flood plain related, right, we have a three-foot raised in the middle of the site, so we were kind of going up and back down to the greenway. As we started to look at it and take the notion of the sculptural quality of the space and the experiential quality of the space for pedestrians to mind, we said, what would happen if we actually came back up? And, you know, part of that has to do with we've heard a lot about the views to the bridge, so by pulling this up and sort of getting this, you know, almost like a gangplank type of thing where you're heading toward the river, the section is coming up, it allows us to get three fourteen-inch steps there, so good for seating, good for walking. And really the goal here is to provide something that's both a terminus of this plaza space, but is really a continuation of the pieces throughout. So, if you think about the grade that I just described, you can see is that, you can see that on the next plan, or really trying to do looking at the section is to say, as you move along, so we've previously had to sort of just extruded bench forms moving through the space. And what we've done, seeing some of the renderings, these are now sort of faceted concrete shapes with wood wrap coming over them. And the idea is, you know, if this was something that read well in a prospective we would show it, but the idea that you're standing here at Naito Parkway and you see these series of objects start to raise with the same materiality and each with its own unique sculptural shape, those objects are tracking along your eye level and then just at the end of it, you get a horizontal surface of that terminus of that amphitheater piece. So, the reason I have this box drawn in the middle is that our intention from the beginning with this plaza is to create a multi-purpose space. And so to fill that space with objects for the sake of

it being more sculptural would work against, in our opinion, the use of that space in a public setting. So, these are the ways that we envision that space being used hopefully among many others. At top, you can kind of see, you know, that's just your standard 10 x 10 festival tent, so, you know, just to get a sense of how the scale would read at that flat spot, the idea that there is food related events that tie into the restaurant, drop some food trucks in here, and general seating, as well as the fact that the intention we believe we're going to need access for emergency vehicles about to this point. So, the notion that we can keep this space clean and multi-functional while sort of, you know, we've sculpted the geometry of the site around it, and we've introduced these minor sculptural elements, really allowed the more active sculpting the space to take on this head condition and then as I'll show in a minute, to sort of turn its way along the length of the greenway. And I think, hopefully you can get a better sense of that here, right. Again, this is, this is a rendering inserted into one of our drone photos, but you can kind of see, it's very difficult, if not impossible, to perceive this thing raising back up. But what we're doing is turning the site towards the bridge and we're also creating, using this geometry both in the paving patterns coming from the south and from the north, we're drawing that user, that pedestrian back into the site and keeping that clean circulation along a series of sculptural objects. So as I said, we've used these more minor sculptural elements moving throughout the plaza space. We've really worked to be a little bit softer and more sculptural in the way we treat the transition from the plaza to the greenway. Of course, the bench, or the bleacher seating itself, and then we've introduced these larger scale benches, so again, kind of trying to make sure we don't have a completely different space as you turn the corner. We've tried to address the entire experience in this portion of the greenway. You can see a little bit, sort of some of these faceted concrete benches and the wood wrap coming over and visually we're tying that through to the terminus. And then here's a look at that space, so this is really from, we're sort of standing right at the edge of the seawall. What we've tried to do here is to provide a small patch of green so that as you're kind of looking out, were obscuring that existing fence, which the idea is we're trying to go all wood, and we turn this piece up and there's a little bit of soft scape to kind of really help focus the view out towards the river. And you can see storm water planters, the three-foot offset that provides our dining patio and then these sort of seating sculptures that track down along the greenway which are tied in geometrically and materially to the rest of what we're doing. Looking at this from the other side. Which is something we developed after getting Ben's memo on the fact that the staff wasn't seeing the amount of sculpting that we thought was already in here, but the idea is, oh and this actually, I guess this is something we haven't shown previously since the last time we met with staff, but there was a concern just looking at this in plan, that the sort of wood head condition wasn't tied in. So, our intention is to actually use that, the materiality there of the wood to turn down, and then to highlight the edge of that section. So the wood is drawn back into the plaza space on each of those benches, but also in the sort of cutaway view that expresses the side of this wood mass. And then, as I was saying, here's our dining seating and some of these sculptural benches that kind of start to move down towards the greenway. And

we're not responsible for that little fake gable on top of the adjacent building. So, looking at the southwest corner. So, this really was the piece that was at issue. We had a good bit of louver and then some opaque glazing, metal panel walls that were at this, what's currently the terminus condition with the greenway that we're hoping will become adjoined for the future. In plan, again we were kind of trying to accommodate something that allows us to be really a turnaround. The big issues in the plan that we heard from Design Commission, as well as from the neighborhood, were, despite the fact that we were trying to sort of match existing in bringing the trees, required trees along the river, again you can kind of see the non-sculptural version of this, we're just kind of small benches perpendicular to the trail that we had previously. The trees were generally seen as being too much of a block between the pedestrians and the river and the terminus by being not active with this mechanical space was not really working in terms of activating. So, these are just the architectural plan and the landscape plan of the current design. And, first and foremost, we've done in working with the owner is we've found a way to incorporate two studio units here. So these are the only two studio units that don't have a lobby address, per se. But there is a notion that these could be good short term rentals or they could [buzzing noise - oh sorry I wasn't paying attention] or that they could also be used for guest suites. And again you can kind of see were now creating a sort of a series of eddies and changes in width of the greenway that provide a more interesting experience. Just for reference, our second floor plan, again this was also a change, so in the upper right, we had a pool. The pool came with a whole bunch of mechanical equipment which mandated electric louvers and a bunch of other expense. So, we've moved back towards saying this is a sort of a cascading walk and now it's an outdoor lounge for the residents that addresses directly over the greenway but is secured, and that kind of ties back to our DAR, so there is a stair that runs alongside here with a gate at the bottom that allows easy access for residents. You kind of get a better sense for that here. So again, we're trying to not just have one sculptural condition, but to bring that down along the greenway and develop the terminus that feels good for now, but also will work well in the future. Which is why we have this group of trees here. The idea is currently you look down and there is an end of greenway sign and gate we're trying to sort of obscure that in the short term. In terms of the look and feel of that space, this is where we are. So again, those are the two units. This painted glass will be looking beyond to the stairwell. Let's see if I keep going. And then the last thing I have is just the overall rendering, rendered views and you can see where we are in terms of the massing from these four primary aerial views. That's it.

Chair: Thank you very much. Do the Commissioners have questions of the applicant?

Andrew: Can we go back to that greenway gate?

Applicant: Yeah, here?

Andrew: Back again. Yeah, that one. How tall is that gate and what is that gate made of?

Applicant: Well, sorry I probably misspoke there. So, what we decided to do because we wanted to keep this elevation clear. In the end here, this is actually full height window wall so what we've done, I'll show you on plan, so if you could see on the plan here actually as you're coming down the stairs, the door is to the side, so this is a fixed piece of glass that's viewing into that stair but the door itself would be in the sidewall of that volume.

Chair: And those are stairs that are coming down from the roof terrace.

Applicant: Correct.

Chair: So in fact those studio apartments or guest rooms or whatever they happen to be do have some direct connection to the rest of the residential development.

Applicant: They do. There are two things that we have done here. One, going back to this plan. So one of the other things that I think made this, kind of see that the geometry was a little more blunt, we were much closer to the south property line and we just kind of had a little tiny reveal here between the masses as we redevelop that what we try to do is provide better access from the second floor terrace for residents but also the studio units have access back through the garage. So they can actually park in the building, they can access the mailroom in the lobby without coming out and around on the greenway.

Jessica: Is there a reason why there couldn't, this wall needs to be back this far. Couldn't it go up closer? I mean, it seems very, I wouldn't walk here by myself at 4:00 in the winter.

Applicant: Part of what we were trying to do actually was to, I mean we sort of how back of house showing for that restaurant space, but in truth we don't know where that is. So part of what we were thinking was as an advantage here was pulling the glass further back. So by inseting that further we have the opportunity for more of a dining space on the corner that looks over this. So it was more about, your point is certainly well taken, but the idea that by activating that end of the dining room we could automatically have more eyes on those two units and the end of the greenway. So that was kind of the idea.

Jessica: If it actually becomes a dining room and not a back of the house or some other kind of unoccupied space.

Applicant: We almost, sorry, we almost took these walls out of the plan because this was kind of an early idea for how that kitchen works, but the more we looked at it and once we started looking at this in three dimensions, this actually is probably the key spot for dining because it's got the best down river views. So we think that's pretty likely enough that it was worth pulling back providing another point of access. What were really trying to do is the reason that pulls back as far as it does is to allow these two units the access back through the garage otherwise they were trying to get another that stair as it goes up so that's just, that's as simple as that.

There may be an in between here, right. It could be that that wall falls forward five or six feet, but that was the logic.

Andrew: What are you walking along, or what is this right here, is this a gate too or is this also going to be landscaping plus a gate. What are you visually looking at when you're hanging out here.

Applicant: So on the, if I understand your question, so everything that's sort of white here is

Andrew: No, this right here that's separating from the river.

Applicant: There is an existing seawall with really a galvanized picket rail that's very similar to the one that runs along this whole section of greenway. So its...

Andrew: Will that remain? Will there be any landscaping around it or ...

Applicant: We started with landscaping around it and the general pushback we got in particular from the neighborhood was we got to get up to the rail, be adjacent to the water's edge. So, we've made the choice to pull the landscaping and the trees back against the building for that reason. So that's was what we heard last time here as well as from the neighborhood, let us get up to that railing.

Andrew: Yeah, yeah, get up to the railing. I was just thinking about how you soften up the railing itself, is all.

Applicant: We haven't done that partly because there's also been some input from the neighbors about...we're trying to find a balance here between the exiting condition which is the end of the trail and a future condition which, in which case hopefully this thing blows straight through here. The tightest points we have here in our previous plan, I forgot to mention, that was another issue from the commission and from the neighbors which is we had that walk down to ten feet. Now the tightest condition we have from seawall to the point of one of these benches is 13 1/2 feet. So we're trying to be cognizant of the fact that we don't want to scale that down, but not too much, and the concern would be too much landscaping out there would start to narrow it again.

Don: Which was concern last time for sure. What kind of wood are you planning on installing in this area?

Applicant: We've been talking about ipe, sort of like the stuff that exists on the other side of the tracks there as being the right solution there. Something that can hold up to that kind of traffic.

Don: Is it hollow underneath or are you going to raise the earth up right next to it or how do you plan on doing that?

Applicant: Well, this is actually over, this is structured, right. We're over top of our parking below at this

Don: Parking below.

Applicant: So technically the question is we may be filling above a flat slab that's a couple of feet down or we may actually pull that slab up. We haven't figured that piece out yet.

Don: I was curious, you have a rail along this portion also?

Applicant: We do.

Don: What was it?

Applicant: We have a frameless glass rail because we need fall protection on that side. Sorry, find my way around here. So what we're looking to do is hidden shoe, we'll have a have a shoe built into the depth of the wood decking and then a cantilevered glass rail because at this point we're over 30 inches and even where we're not we want to make sure we don't create a public safety issue.

Don: The glass continues all the way along here.

Applicant: Correct.

Don: and these are storm water planters?

Applicant: The lower one is. This one is just standard landscaping. And I'm sure our friends at place would want us to tell you that we've not...

Don: Pardon

Applicant: I'm sure our friends at place would want us to tell you that these are not scientifically accurate species in that landscaping.

Chair: On the north elevation most of those Juliet balconies in the tower are gone, why?

Applicant: Well, partly because of cleaning up that façade, but honestly, it's also a pragmatism relative to the noise. We've studied that quite a bit and feel that façade most directly faces the bridge and so the idea of reducing the amount of operable glazing up there actually is probably the right move relative to the acoustics of that bridge. It's pretty loud. We don't have a way to access how much louder it gets the more your actually in line with that deck. So we think it cleans it up and it's probably a smarter thing to do functionally.

Chair: Other questions?

Don: Yeah, we have concerns about the composition of the facades as you go around the building. You went through that really fast. Can you just talk us through some of those conditions again please?

Applicant: Sure, actually I'm trying to think how to do that. So, on the north side here was kind of one of the primary areas that there was an issue. As Commissioner Salazar, Molinar, just said, there was a series of Juliet balconies that were kind of sitting in this piece. That's not so much a massing issue, but it did mean that we had a condition here that didn't exist elsewhere on the tower. So to this point, our Juliet balconies are really happening in that podium piece. So as we were looking to clean up both the massing and the fenestration, the massing question as I understood your input last time was related to this discontinuous set of balconies that kind of came down until we hit that piece that pops out. And we were trying to maintain the idea of that glass element sliding underneath the taller portion of the tower, which we have maintained, right. So that piece was kind of working the way we created that reveal and but what wasn't working was kind of the joint between the two and so by pulling these balconies down, were still allowing that piece to slide underneath and again we get a condition on this edge that matches what we are doing on the opposite flanking edge, and it allowed us to kind of straighten up the fenestration on that portion of the tower as well.

Don: Were there any other changes on this portion of the building?

Applicant: Well, yes you can kind of see that by pulling this in it actually, we did have a series of balconies here so we've narrowed slightly this portion of the tower, created a set of glass corners that sit next to the balconies. And then other than that, what we've really been doing is chasing around things like how these different masses, oops sorry, how those different masses interact knowing that we'll be seeing these things certainly from the upper portions of this tower. So we've been sort of tracking through the transitions. Actually put that at the end, sorry. So a couple of comments that we had I believe at our last hearing was kind of the nature of how these masonry podium elements were tying back in and how we were tracking these things through. There were some sort of abrupt transitions so what you can see here is this matching condition, again this is something we kind of had previously with the way the balconies locked down around this piece of the building. And then there really aren't substantial changes to the primary elevations. They've been sort of subtle changes which we sort of took as what we were looking for after our last round of comments.

Don: Has this mass changed at all?

Applicant: It has. Yes. So that's what I was showing earlier. We had the southwest corner of the garages pulled all the way forward. What we were trying to do before was to sort of slide this glass mass in behind two brick piers. It was generally agreed that was a bit of a surface treatment that wasn't particularly working well tectonically and so we pulled the glass piers, or sorry, the brick piers back to complete this volume and to allow it to land. So some of the stuff we have been working on is, each time we have this podium condition, we have been able to bracket it where we have a solid corner at each end of the mass and then we've kept that glass corner open, and that's really a nod to the fact that this is not intended to be

traditional massing. We're trying to play with those forms a little bit in a subtler way.

Don: Was this brick back here now or is it all glass?

Applicant: That's glass. I think that's just in shadow there.

Don: [inaudible 48:02]

Chair: Quick question. The wood at the soffit, or least under the canopies, is that the same wood that would be used in the decks or it is a different wood?

Applicant: Right now we have the soffit wood as cedar. The intention was they would be stained to match, but it didn't seem necessary to put ironwood on that surface so that's where we have it shown right now.

Don: Had you looked at other materials for the soffit also?

Applicant: We actually started with glass in those canopies. And you had, it had an odd sort of flimsiness to it despite the fact that we had a steel channel and the tracking around, besides of course maintenance issues of keeping those looking good and clean.

Don: Could you go to that slide?

Applicant: Sorry, say it again.

Don: Could you go to that illustrations showing the canopies?

Applicant: Sure. There are a couple of them here. So, this is the kind of standard non-entry canopy, right, so were talking about a steel frame and wood decking. And then at the primary entry, so the one here at the restaurant entry is a sort of a similar articulation to what we have at the main building entries, which is a steel T's and glass canopy, and those would all be under lit. So this is a footed glass canopy and then switching to the wood. To be honest, the reason we would like to stick with the wood is that once we started to get down at these sort of human scale vignettes, we thought there was a real value to the warmth and the scale that it brings.

Don: Did you ever look at taking the wood and maybe taking it down on these surfaces also?

Applicant: No, we haven't looked at that.

Don: I don't know if that'd help or not.

Applicant: It's a tough one. We still struggle with what the appropriateness of putting wood on a vertical surface on a building of this type. Would be a little bit adverse at

going to the faux wood for something that's down in a place where somebody could see it.

Don: Presumably it wouldn't be faux wood.

Applicant: Right. I guess I'm saying, you know the question is if we could create a wood surface area, we feel a little bit safer about things like ironwood as they sit out in the public space, but we didn't really want to create a condition here where that wood doesn't hold its finish because it's on a vertical surface and it becomes a maintenance or aesthetic issue down the road.

Chair: Can you remind me how many apartments are in the building?

Applicant: 275.

Chair: Ok. Thank you. Other questions? There are folks who would like to testify today so if commissioners don't have other questions, we will ask the applicant to step back and will invite some public testimony.

Don: Maybe just one, Ma'am. There was some concern I think that 85.4 on the public space on the north side of the building, had you more communication with Ben on that and expectations of what it can be, should be.

Applicant: Sorry, 85.4, I thought we were talking about, is that the sculptural quality or the canopy?

Don: This would be the sculptural quality of the plaza on the north side of the building.

Applicant: I guess that's what I was trying to describe. We, in trying to find a balance between programmatic flexibility that would allow this to be a multi-use space and finding the sculptural quality that would allow us to meet that sort of public art standard. As I said the last time I was here, the requirement for this plaza is something like half of what is being provided in this plan in terms of the required square footage. So, we started down the path of public benefit by providing more of that type of space and we've tried to be sort of thoughtful about those sculptural innovations to interventions to move them through the plaza in small ways and really around the entire flanking portion, portion sides that flank the building. We haven't had, really until we get the memo from the staff just yesterday, we hadn't had that conversation in any depth about not being sculptural enough. And we obviously think we've added a lot of sculpture here and I think the greenway itself is an area you know we feel pretty strongly that there is an awful lot of the greenway that is either unarticulated boardwalk deck or a 20-foot wide sidewalk, and that a variety of experiences including the sculptural pieces that we've integrated here is an improvement. That's the way we see that 5.4 sort of plan to in our design.

Chair: Ok. If there aren't further questions, I'll ask the application to step back and we will invite public testimony. There are three people signed up to testify all in

opposition to the proposal. So I will call up the first two and when they are done testifying, I will call up the third person, and you will all have three minutes to testify. So, first Glenn Trager and Kurt Sorenson. And if you would begin your testimony with your name and address for the record.

Glenn Trager: Name and address, did you say? My name is Glenn Trager. I live at 1133 Northwest 11th Avenue. I am currently a member of the Pearl District Neighborhood Association and also the Planning and Transportation Committee. However my testimony is just mine alone. I do not represent the Pearl District. The Freemont Apartment project in the North Pearl subarea waterfront, this is a uniquely defined area in the central city plan and has its own requirements for view corridors, building setback, building dimensions and public access. Many of these design parameters were developed as a result of the North Pearl District Plan, a two-year joint effort both with the city and neighborhood. The allowable building dimensions for this project is 200 feet. Since this standard is defined for the North Pearl subarea waterfront, it applies to all properties east of Naito Parkway from the Freemont Bridge to the waterfront Pearl condominiums. The Freemont building depth is 228 feet. This depth results in a building encroaching toward the river 28 feet deeper than what is allowed. The Freemont Apartments as proposed does not meet the central city plan building regulations. What are the effects of the Freemont Apartment encroachment? One, it sets a dangerous precedent. This encroachment encourages future developments along the north Pearl waterfront to further encroach upon the waterfront. Two, constricts the greenway path. The Freemont Apartments encroachment limits the use of the greenway path by making it narrow and dangerous to use. Bicyclists, runners, walkers and children all have to share the same constricted pathway. This will not only become dangerous as time goes on. This will only become dangerous as time goes on. Three, reduces open space at and around the greenway path. This is especially apparent in this case due to the placement of a five-story building directly adjacent to the greenway. This will make this area and the greenway feel more like downtown Portland than an open recreational area. I ask the Design Commission to reject this proposal. The building design standards developed for the North Pearl subarea waterfront were the result of two years of public hearings. To allow the developer to disregard these building standards does a disservice to the public planning process. As the city of Portland grows and becomes more densely populated, the city needs more prime open space and recreational areas, not less. We can't afford to give away riverfront open space to housing developers.

Chair: Thank you very much. Mr. Sorenson.

Sorenson: Yes, thank you. My name is Kurt Sorenson. I live at 1310 Northwest Naito Parkway.

Chair: Your mic may not be on. Let's be sure that your being recorded.

Sorenson: A little red light.

Chair: There we go. Try it again. I think you're on now.

Sorenson: That better? Yeah. My name is Kurt Sorenson. I live at 1310 Northwest Naito Parkway. I am a member of the Pearl Neighborhood Association, but I am not a member of any of the committees so I am, of course, speaking for myself. I have really three areas of concern. Height, bulk and the greenway set back. Not so much the width of the setback, but the angle of the buildings and the setback of each portion of the bulk. The master plan of course controls conflicts with code positions and generally in cases of code conflicts, the most stringent provision applies as set forth in the code. This basically means that the public interest in applying plan standards trumps private investment interests. The parks standards and the maximum height standards in the code are specifically intended, among other things, to protect views, stepdown building heights approaching the river, and measure, and ensure rather building height compatibility throughout the region. The proposed building requires variances because of the 185 feet it greatly exceeds the basic standard and the bulk at 228 and the 230 feet wide approximately also exceeds the standards. The building significantly blocks the view of the Fremont Bridge from the Pearl District generally, not just from the park, but if you walk down Tenth Avenue, you'll see how much is going to be blocked, or for that matter, drive up Naito Parkway toward the bridge you will see that a good portion of the bridge will be blocked. The façade along the parkway takes up significant portion of the lot and blocks the view from the parkway to the river. To give an idea how the building compares to the area, the two water front pearl towers at 10 floors are not nearly as high, there sculptured into streamline shapes to facilitate river views, they have a wide view corridor between them, they are surrounded on three sides by a water feature, there is a wide greenway access on both sides of the complex, the greenway is much more generous than 25 feet, 25 feet is merely the base portion of it, and the buildings are between 170 and 175 feet deep. The bonus site provisions in the code for the Pearl District height opportunity area are limited by 33.510.205H1 so that the additional height shall not and I quote this "significantly affect the views of or diminish the aesthetic qualities of the Fremont Bridge." That happens here. Both standards are failed. This is an attractive building and so is the thoughtful design, it's just not the right building in that location. My suggestion is make it smaller or don't build it. Thank you

Chair: Thank you very much. And Jennifer Martin is also here to testify.

Martin: Jennifer Martin. I live at 1125 Northwest 9th avenue. I'm a professional architect but my testimony is purely from a neighborhood perspective. I read through, I wasn't at the last design hearing meeting, but I read through the decision and it seems to me the massing of the building has been an issue from day one of this project and it has not been looked at. It hasn't changed that much from beginning and I think the fact that it's requiring seven modifications in total to get this project to move forward shows that this is not the right project, or right building for this site. The greenway setback most importantly is one that I think the Design Commission should uphold for three reasons. It helps to ensure that that plaza

which has been very thoughtfully designed, it's a great plaza especially the changes that were made from the last meeting, but if it's in shadow 90% of the time people don't use it. And keeping that setback helps a lot with the shadowing of that plaza, it also helps from the views from the fields park and it sets a bad precedent for that buildings along all that way. It also doesn't support the natural massing of the buildings in the Pearl or along the waterfront. Most of the buildings along that corridor and in the Pearl are much more simple blocks and there are not a bunch of L shapes and if you look at what's going into this setback, it is that L shape and I think that setback needs to be upheld. That's my opinion.

Chair: Thank you very much. So for people who chose to testify today, we won't be voting today because we do not, well I'm assuming we won't be voting today because the staff report that we have recommends denial and it is very rarely the vote is called for when we have a staff report that recommends denial. So if you have the time to stay with us, we will be scheduling a return hearing where the vote will actually take place at the end of our discussion today. And the applicant is now invited forward and has the opportunity to address the public testimony.

Applicant: Thank you. I don't know which comes first. We wanted to talk both about the procedural issue of [inaudible 1:04:51], but we can start with the [inaudible 01:04:54] the neighborhood comments.

Chair: And in fact you are not required to respond to neighborhood comments. You have the option to reply to the comments.

Applicant: I think just in general, you know, I understand that, I think we all understand there is a certain point where no one wants new buildings to block views of other buildings or other things. We know that's not a reality of living in the city. Our hope in this entire process and we started with the neighborhood committee, even before the neighborhood committee, I think to say the massing has been a question, I think it's fair to say the massing being the views have been the driving concern of ours from the beginning even though it's not required of us to do so. And with great support of the client, we've continued to fight against those things. It's one of the reasons why we do need modifications because we've tried to look at this sensitively. And obviously a number of the modifications are quite small and common and it's a complicated site with lots and lots of overlays. So I suppose acknowledging that. The only other thing I was going to say, I just want to clarify that the shadow modification as you would call it, I didn't run through that today, but it has to do with the skewed geometry of the site and it's literally the difference of an hour. It's between noon on the prescribed day versus 1 o'clock on the prescribed day, and then that that public space is in full sunlight for the balance of the afternoon. So we don't see the shadow thing, it's a pretty minor technicality that gets us from noon on April 21st to the 1 o'clock. And then in terms of the massing, I think what you can hopefully see from some of our aerial views, we've actually kept the, what we call the shoulders of this building, down. They are very much in scale with Centennial Mills. Even the river portion of this building as you can see from the more recent views we did were in scale with the

existing three story office building because of the delta in floor to floor between office building and housing. There very much in line, they are sort of in line relative to the orientation to the river and they are in line relative to their verticality. And then the last thing I was going to say was is that I think it's important that we acknowledge as Oregonians there was a comment made in a neighborhood meeting about selling our souls as Oregonians to allow a building to go on the banks of the river, which may be a bit of an extreme viewpoint. In fact to counter that, you know, what we're trying to create here is, it's great to have people on the river, it's great to have activity on the river. We think that we're helping to provide a varied experience and something that, you know, type of interaction that this town could use more of and the way that we engage with the river. So we think we've handled all those things sensitively. We've requested modifications in light of the fact that we actually believe that we've improved upon the standards or we wouldn't have bothered going to these great lengths to request them all. So, that would be my response to that. Is there any other questions?

Andrew: We're there studies, like shadow studies provided to the neighborhood association?

Applicant: No, the only shadow study that's been done is there is a requirement for that plaza.

Andrew: Right. That's what I mean.

Applicant: That's it. Other than that there's really not much else to cast a shadow on.

Andrew: [inaudible 01:08.17]

Applicant: Yes. We've reviewed this with the neighborhood multiple times with the PDNA.

Chair: OK. So that concludes the public testimony.

Counsel: One more, Chair, if I could just for a minute. My name's Steve Pfeiffer, I'm land use counsel for the... Do I have to hit a button? No.

Chair: I think you're on.

Counsel: There we are. ...land use counsel for the project. My address is 1120 NW Couch, Portland 97204. I just want to make a comment and maybe offer a suggestion that I think might make your process going forward a little more efficient. There was an earlier exchange about the extent to which a staff report precludes you from voting today. And as a matter of fact, both under Title 33 and state law that's not at all a requirement. You can vote with or without a staff report, you can vote in the face of a recommendation of denial. That's why it's a recommendation. But I do agree with Ben that you can't take a final decision today because you don't have findings as you pointed out to support a decision other than denial. So the standard course both in other commissions and of the council, would be to make a

tentative decision. Take the vote, make a tentative decision which is a very well-established process, and then ask staff to come back at a subsequent meeting with findings that you would then as a body take final action on. The reason for that it would allow you to take the vote today, it would allow you to close the hearing today, which makes it a more efficient process for your next agenda, and then it also allows everybody from us to the other people in the room who are interested to know frankly what the likely decision is. It's tentative and it could change, it rarely does, in that practice, but it sometimes does. But that I think is both very typical and more efficient than leaving the record open, coming back holding another hearing and voting because you really aren't required to do that. You are free to vote, but you Ben's absolutely right, you have to make it tentative.

Chair: So, yes thank you for the clarification, and I also understand that to be the case and we are I think we are very guilty of using shorthand, but attorneys don't. And we would certainly never send the applicant away today without some indication of where the vote is headed. Great. That said, I think we are now ready to close the record so that the commission can have some discussion about the proposal. And we will ask you to stay here just in case we want to look images, we want you to pull up images, but our intent is not to have further discussion with you now. We will again, but just not now.

Applicant: OK. And I had a request to bring some older presentations which I have available if necessary.

Chair: OK. Thank you very much. And the intent of bringing that is to show...

Applicant: In case you need to look back at the previous designs.

Chair: Thank you.

Don: Quick of question for Ben. Was the length of the building discussed at prior DARs or

Ben Nielson: It was. Yes. The length perpendicular to the river is the length in question. It exceeds 200 feet. I don't have the exact number at my fingertips right now, I think it was around 228, I think that's the number I heard, that sounds accurate. The Commission did discuss it at the last hearing and my notes indicate, and my memory if it serves me right, indicates that the Commission was supportive of that modification.

Don: That's what I was wondering, yeah. I know we had talked about that but I couldn't recall the conclusion if there was a conclusion.

Ben Nielson: It was as much of a conclusion you could have with an open case. Yes.

Chair: So, Commissioners we typically frame our discussion around three primary topics, context, public realm and quality and permanence, because our guidelines largely fall into those three buckets. So we can do that here or if you think it

would be more expedient, we can go directly to the outstanding issues from the last hearing that the applicant has addressed today and run through our thoughts on the responses to our comments from the last hearing.

Don: I think that'd be helpful.

Chair: OK

Don: Resolve that one.

Chair: OK. So with that in mind, I'm going to walk through those issues one by one and ask each of you to share your thoughts. My notes may not be in quite the same order that the applicant's presentation today was, so we might not follow exactly the same order. Item No. 1, the open space. Our discussion at the last hearing was to make the plaza a destination with a focal point at the river otherwise that space really wasn't about the river. How do you feel about the response?

Andrew: I think they achieved that. There is plenty of areas along the plaza for recreation, for community activity and observation. So I think they achieved it. For observation, observing the river.

Don: I think they made a serious attempt to improve the experience. There is that question of public benefit. I think we've always struggled with that one and I think the question I have is, is there sufficient public benefit in what they presented to meet that guideline and that bar. But it certainly is improved from what it was an I appreciate your efforts.

Andrew: Could you clarify that public benefit part for me?

Don: Well, it was, Ben did you bring that up or did the applicant?

Ben Nielson: I don't recall discussing public benefit.

Chair: At the last hearing, there was quite a bit of conversation about public art and public use of the space, but it's not tied to a modification request or a bonus request is my understanding.

Andrew: I remember it being discussed as more kind of an access, wasn't it more about access from the public benefit perspective.

Don: You brought that up, did you not, public benefit.

Applicant: I did say that when I was just presenting. What we were talking about is, again sort of in order to meet that, I'd have to look back at my notes, in order to meet the public art component, there is a piece in there that has to do with public benefit, is not the right term, but it has to do with active spaces for pedestrians or something. There are ways to activate the space not just sticking a piece of art. I'd

have to look back at the code and the plan that direct verbiage. I think I used the wrong words.

Chair: So unlike many development proposals that are in front of us, this one is not offering public benefit in exchange for ...

Andrew: Bonus or anything?

Chair: An increased height or FAR consideration or something like that. That's not the circumstance we're in today.

Don: So that term was not correct?.

Andrew: Right, I think it was more around...

Applicant: The piece about the sculpture apparently is public enjoyment.

Don: Big difference.

Andrew: Like activities along.

Chair: Jessica, thoughts on the plaza?

Jessica: The design is certainly improved particularly at the greenway. Does it qualify as sculptural? I would argue not, because there's simply some extruded rectangles sitting on a graphically decorated plaza. However, the fact that you have the plaza and that there, the benches along the greenway side are more sculptural. I think it's pretty close to meeting that.

Chair: OK. Next topic, revisions to the greenway in general. The fact that the landscape is moved to the inboard side, some of the fairly modest requests that were made at the last hearing to improve access to the river along the length of that trail.

Don: I think that making it wider has really helped. Before it kind of looked like a private walkway, now it feels more like a public walkway and this is much more open and welcoming to the general public. I'm assuming at some point that greenway trail will extend to the south, is that correct? It's just a matter of time for the next development.

Ben Nielson: It's probably sooner rather than later.

Chair: Oh yeah

Don: You know that.

Ben Nielson: I don't know that for sure. There's just discussion on the properly adjacent that they might have to do some non-conforming development upgrades which may include extending the trail.

Don: That would be great.

Ben Nielson: That's not decided yet.

Chair: OK. And then next issue is the reprogramming of the interior space at the south end of the greenway from the mechanical room to some small apartments. It's active use now which is what we were looking for, but my sense of that is seems like fairly insecure residential space. It's very isolated.

Andrew: I agree.

Jessica: I agree.

Don: It could be used I suppose for office space also. It could be live/work, either one, whichever they can rent frankly.

Andrew: I do like the idea that maybe using it as a guest space of some sort would be kind of interesting.

Chair: More of a hotel room.

Andrew: Yeah, more of that kind of benefit. Yeah temporary occupancy.

Jessica: But I do think that..

Don: It's a step in the right direction, for sure.

Jessica: Right, but I, that deep canyon is a real security concern

Don: Yeah, that was a little troubling, knowing what's happening with those deep insets around town.

Chair: OK. We'll have a little bit more conversation with the applicant about that. How about the Naito side of the south property line where the entry to the garage is pulled back a little bit and now the building, the podium at that corner lands firmly at the ground and kind of reads as a more coherent...

Don: It really helps the composition of the building. At one time, you had it set way back, didn't they, and everybody objected to that.

Jessica: It was way back, yeah.

Don: and then it came way forward, and now it's partially walked its way back.

Chair: This seems to split the difference fairly well because it really allows that corner of the building to be fully resolved.

Jessica: I agree.

Don: I would agree. Having ceiling space make a lot of sense too. Naito was very, very good.

Chair: I'm reading through my notes from our last hearing. Ok, the articulation of the skin on the north wall. Some fairly significant revisions made to a portion of that wall. Some Julietts have been lost. How do you feel about the change to the balconies, the loss of the Julietts and the clear expression of the skin?

Andrew: I'm ok with that.

Don: Yeah, I think it's much improved. That the building looked a little scattered particularly the first DAR and its looking a lot tighter integrating I think the mechanical equipment enclosure on top and bringing it down with that same material is really helped integrate that portion of the building. So, in general, I think the whole thing is coming together much more effectively.

Jessica: The loss of Julietts is generally not great, but in this particular case, they have so many balconies and so much access to use that that line is not out of the park. That the coherency guideline really needed to help, so I think it balances out.

Don: And you could actually mention this particular location people utilizing them also with the river, the bridge and some of the green portions of the site to the north.

Chair: It seems to me that the more consistent expression of the balconies as you move around the building from north to east and south to west, the way they redid the corners, is much more coherent composition than what we have seen...

Don: Arbitrary materials and corners on the four.

Chair: OK. The small mass. I think you all know what I'm talking about. There's a little piece of the tower that projects out towards the park. It's a small mass on top of a podium but it's not actually a full tower expression. It is better resolved, fully resolved, acceptable, unacceptable? We've had a lot of conversation about it at every hearing.

Don: Can you put that up again?

Jessica: It basically seems the same as it was last time.

Don: But is it. It's certainly improved from the very first iteration.

Jessica: And I think this one we had a lot, we discussed this one every time this comes through and requests that it be better integrated, but this really looks pretty much the same.

Andrew: I think it's another

Chair: So at the last, first hearing, it was inset, it wasn't flush and it read as a separate volume that was attached to the tower. So there's been some effort made to kind of integrate the skin more completely.

Don: This plane lines up with this plane now which it didn't before because they had decks coming out here. So actually it really looks like an unfortunate position for the massing. They have integrated particularly in this space.

Jessica: But I agree with testimony that you look, particularly in this image, at all of the other massing of the other buildings, this is an outlier.

Don: oh yeah.

Jessica: And it's also, there is one really striking piece of this design that is bringing the coherency guideline down.

Don: I agree, yeah. If it weren't here it'd be better.

Andrew: Yeah, that piece right there.

Don: It's cut a little awkward how this piece goes into this piece. And this is part of this with the light color and then suddenly goes into the, I guess that's brick, isn't it, or dark metal. It's a little awkward.

Chair: Do you have a flat elevation of the river side?

Ben Nielson: I can bring that up if necessary. Just give me a second.

Andrew: I'm sort of unresolved about it. You know. I think she said it brings the coherency down, it almost feels like an after thought when you try to tie those two completely different materials together.

Jessica: and it's also extending out of the greenway setback.

Andrew: Yeah.

Jessica: Although not as much as the tower.

Don: Was it right there?

Jessica: No, I think that's..

Don: It's really hard to tell on the elevation.

Chair: So yeah that's kind of why I wanted to look at the flat elevation just to see that the skin expression here was identical to the skin expression here and that it does read.

Andrew: That parts fine. Right here, this part.

Chair: Can you go to the north elevation?

Jessica: From my perspective the signal is not well integrated and really the building should stop here, should stop here, should stop here, and we discussed this from the beginning that if they were going to build in this area, then this all had to work.

Chair: Yeah, that's been a topic of discussion since the design advise request and it is subject of mod. # 5 which has two parts if the mods haven't changed since the last staff report.

Ben Nielson: They're essentially the same.

Chair: OK. So the mod is being requested is to allow portions of the building over 35 feet in height to extend into the setback area which requires the building be set back from the greenway, set back line by one foot for every one foot of height above 35 feet. So the third player here, what's being requested? And also within that mod. # 5 is the maximum building dimension extension from 200 feet to 230 feet and a few inches. OK, so we'll come back to modifications. So massing generally it sounds like everyone is at some level not fully satisfied with the massing and has recognized...

Jessica: It's been an issue from the beginning.

Chair: OK. Are there other provisions from the last hearing that we haven't touched on? That was the extent of my list.

Jessica: Are we moving on to other...

Chair: We can.

Jessica: What soffits?

Ben Nielson: Pardon

Jessica: What of the soffits, we didn't discuss the last time.

Don: Did they change, oh they changed from glass to wood.

Jessica: No, it was wood, we just didn't get to that part.

Don: It was always wood.

Jessica: But if it's going to be wood, cedar seems acceptable. Cedar seems acceptable because it can withstand...

Don: Well it seems acceptable to the fire marshal.

Jessica: Well, that's true.

Don: We're going to make him do a repaint or something that's non-combustible.

Andrew: That seems like a simple modification.

Chair: Other issues we want to raise for discussion. OK, very quickly before we open the record and have conversation with the applicant, I want to be sure that the Commission is clear on modifications. We are at a total of seven modifications. The first his height, that is largely related to the fact that the mechanical equipment is being screened and its being screened in a way that's consistent with the architecture of the building. That is typically approved by the Commission if the modification leads to a more coherent building. There is one modification related to bike parking that is frequently allowed. It's just reducing the spacing of the racks. The North Pearl subarea height opportunity allows the building to be 175 feet tall rather than 100 feet tall but then places restrictions on the length of the portions of the building that are above 100 feet and in order to make this massing work a modification is requested. So the length of the building walls above 100 feet is limited to 120 feet. What is proposed is 125 feet in one location and 142 feet in another location. So in one case, not much, about 4%, and in another case, a fair amount 18% extension of the façade length.

Jessica: I thought there were diagrams in the packet. Let me flip to that.

Chair: Ok there is a modification to the shadow standard for the plaza. 50% of the plaza area on the north side of the site, more than 50% of the plaza area on the north side of the site that is not supposed to be in shadow at noon on April 21st. At noon on April 21st, the plaza as proposed is about 84% shadow, but by 1 o'clock, within an hour, it meets the standard. There is a modification for the height extension into the greenway setback that we already discussed as well as the maximum building dimension. A modification to the pedestrian standards that allows landscaping between the sidewalk and the building along Northwest Naito Parkway. I think that this is related to the water table.

Ben Nielson: It's actually related to the proximity of the building to the sidewalk so the standard requires that it, and I guess it is related to the water table. Sidewalk is supposed to extend up to the building face or there has to be landscaping with trees. You can't extend the sidewalk up to the building face because of the water, the flood plain.

Chair: Flood plain.

Ben Nielson: And the landscaping is really too narrow and frankly it wouldn't be in a very urban condition to have trees between the sidewalk and the building either.

Chair: Ok. Ok.

Ben Nielson: You would either have to push the building back to get the trees in there or, I don't know.

Chair: Ben, before you turn your mic off, you added one additional modification which is parking. I'm guessing that that's the width of stalls or length of stalls with tandem parking.

Ben Nielson: There were maybe a handful of stalls that were slightly narrower than the allowed minimum and that's due to building structure coming down kind of off to one side or the other of a parking stripe and that could just be a coordination issue on behalf of the development team. They hopefully didn't spend a lot of time making sure their parking was exactly right, but as it stands right now, there are a few spaces that don't fully meet the standard.

Chair: Ok. So Commissioners that's a fair number of modifications. More than we usually see and several of them are related to the massing of the building. We've had some conversation about some of them in past hearing and at the DAR.

Don: Apparently some of them were accepted, the length of the building. Did we forget that.

Chair: Ok.

Don: So maybe we should go through each one and...

Ben Nielson: I'll affirm what Don said. The Commission discussed that quite a bit at the last hearing and they seemed resolved to accept that modification.

Chair: The modification for length?

Ben Nielson: Yes.

Chair: Ok. Any further thoughts on modifications? Are there any modifications that are sticking points for commissioners.

Andrew: Can you clarify this water table tree issue and is that something we can even get around.

Chair: Yeah, I don't think so. It actually has to do with the flood plain and I can remember Tim explaining it very thoroughly and I think the DAR, because it was, it had such an impact on Naito Parkway.

Andrew: So that would pretty much drop as a modification. It would no longer become a modification.

Ben Nielson: No, it would stay. If the building stays as designed...

Andrew: That's what I mean.

Ben Nielson: Yeah, it's not talking about the street trees, it's talking about the trees between the sidewalk and the building on private property yeah.

Andrew: If it stays as designed...

Ben Nielson: Yeah, it would remain as a modification.

Chair: OK. I assume there are no other comments on modifications.

Don: No, I think we talked about the height and all that on the very first DAR.

Chair: Yeah. OK. I will open the record again and we can have some conversation with the applicant. It sounds generally as though majority of commissioners are largely supportive but there's still a lot of hesitancy around the massing, which hasn't changed since you were in for the first DAR. For all intents and purposes, it hasn't changed since you were in for the first DAR. And my sense is we appreciate the efforts that you have made to revise the skin and push towards C5 coherency pretty significantly, but there are just some basic issues with the way the building is massed and the way that it really does try to maximize the number of units on the site and it drives the architecture in a way that may not be appropriate in this context. So I invite you to again address massing and why it is necessary to retain this piece, especially. And why, also if you don't mind, touch again on not methodology that you used to land the L, but why an L shape plan is appropriate in this location. Given the surrounding context of the Pearl District of other buildings at the waterfront that generally tend to be very simple forms.

Applicant: Sure. Sure. Couple of things. One is, I'll start by saying I'm a little bit taken aback. I know we've talked about that that sort of mid-tower volume from the beginning. The last time that I was here, in general, I recall talking about the need, the financial need to recognize a certain amount of FAR or rentable square footage and we, my characterization of that discussion was that was kind of a, well, yes, with the setbacks being as they are, the tower floor plate limitations being what they are, everything else, there was a general understanding that we were going to have a mid-volume mass and then it was a question of how do we work through the articulation and how does it tie into to the taller tower. So to be clear, it is not that we didn't tackle that piece because we were ignore the advice, the conversation. My understanding of that conversation was, yeah, if we have this 45 degree setback to at least meet it in concept and given that we have no ability to put additional FAR in the tower nor additional ability to put height to the building, which we also discussed, that that's coming out somewhere. And our intention in that piece is we believe and have studied it quite thoroughly that a mid-tower piece like that, that gets us to the FAR that, that gets us to the net rentable that is needed to make the project viable. That it's less intrusive than if we put the additional floor or two back on the Naito Parkway, which would still keep us under the 100 foot limit Naito Parkway, but becomes a much more imposing mass. It's also in a location that we've talked about, there was some commentary about the waterfront Pearl. The waterfront Pearl, the nose cone of those things is about 70 feet wide, which is the same as the widest portion of the tower here. And it is probably 70 feet closer to the river. So in terms of a precedent to violate that 45 degree setback, I understand there is some shaping in

plan, but those things to straight up right from the river. So, we're not asking to maintain that precedent. To be as urban as possible we kept the towers, the tower mass closest to Naito. As I said, I actually thought we were pass the mid-building mass issue in terms of the tower shape. I'll admit to being a little bit baffled by the question of the appropriateness of the plan shape. I'm not quite sure how to address that.

Chair: Ok

Applicant: From a practicality standpoint, given the height, or dimensional constraints that are, that exist on the site over a 100 feet, and given the practicalities of designing units that are livable that aren't, you know, 50 foot deep shotgun 15 foot wide units, the tower, the double loaded corridor of approximately that 70, high 60, 70 foot width, actually works really well. So whether that's the same design as the other towers or not, I'd say if this space, this lot didn't have the dimensional constrictions that it did, that tower could be a bar and it could be taller or longer, but given the dimensional constraints that bar gets bent. It actually works quite well in terms of the centrality of the core in the unit that we don't have extremely long hallways once we're up in the tower portion. But it's really driven by the site and as I kind of said from the get-go by the views.

Chair: Thank you. So. Reflecting on the last hearing on the first hearing date, I can remember some conversation about the proforma and if I didn't say this at that time I would be surprised because it is remarkable how often we do have to say this. The proforma is not a guideline. And the issues that are described by guidelines have to do with context and massing, the public realm and quality and permanence and so those are the criteria that we used to evaluate the proposal. And the proforma that you have needs to be able to respond to all of those guidelines. It's probably time to do a survey of where the Commissioners think they will land with their vote and if you have any comments.

Don: One talkable context will do.

Chair: Sure.

Don: One of the guidelines said.

Chair: and if you'd like to we can very quickly walk through what we think about, one by one, what we think about context and then public realm and then quality and permanence. Would you like to start?

Don: Well this is one of those buildings that's kind of looking to the future context rather than the existing context. The two buildings to the north are low rise office buildings and I think they were put up in the mid to late 80's or early 90's perhaps. My guess is their days are perhaps numbered and at some point it's going to be denser projects on those sites. I can't. Ben, is the FAR on those sites similar to this one?

Ben Nielson: Yes.

Don: So that they could, there could be similar height buildings. Probably makes a lot of sense that it would involve saturation at some point.

Ben Nielson: Actually, I should add with potential future zoning coming in 2018, they could be significantly taller.

Chair: Right.

Don: So, it doesn't fit today's context but it probably does the future context. So, I'm ok with the context.

Andrew: I agree with Don and does it do a great job of helping to define what the future context should be? I don't know. But I agree with what you stated.

Chair: Jessica?

Jessica: I'm having a really hard time with the context, but it ties into coherency and having unresolved massing in a neighborhood where the massing is really pretty simple. So I'm on the fence.

Chair: Ok. So I agree with Jessica. I think the massing has been unresolved since the beginning and it remains unresolved and given the prominence of the site and to how visible the building is from so many locations, you've got a split vote on that issue, on context and massing. How about public realm guidelines that address issues about public realm.

Applicant: Actually before you move on from the context, can I just ask for a clarification both for staff and for the development team. Is the contextual issue largely revolving around this little mass right here, or is it a broader scale issue?

Chair: So I'll say from my perspective, it's a very complicated issue. The massing of the building is performing a lot of gymnastics to make the proforma work and those gymnastics require a long laundry list of modifications. So typically to receive approval of those modifications, the massing of the building, the contextual response, public realm, as well as quality and permanency, you know, kind of every bucket of guidelines, the proposal would need to just hit it out of the park. And in this case, given what they are asking for to make this work, I don't feel that it did that level of guidelines compliance has been achieved.

Applicant: OK. Thank you. Commissioner Molinar do you..

Jessica: I generally agree with that.

Applicant: Ok

Jessica: and I guess for me, the L is not ideal because I don't think it does respond to the context properly, but it does benefit views from other areas in making the actual shape of the building not block as much of the bridge. So it really comes down to that extra piece that just is an outlier.

Chair: This is one issue of several so we'll come back to whether or not that's a deal breaker issue for any commissioner, for either of us, and whether or not that I would drive either of us to a no vote. Very quickly on public realm, how do you feel?

Andrew: Did we define that already. You said it was a split.

Chair: Well, only on context.

Andrew: yeah, context ok.

Chair: Response to context guidelines, yeah. How do you feel about public realm?

Andrew: I think they did a good job.

Chair: Don?

Don: Public realm, I guess being the plaza on the north and on the river side, and then there's materials also in the main entry. The main entry of the building by itself is quite good. This one wall to the south has always been a little troublesome, but it doesn't seem to be any good solutions to that. It's sort of how those garage walls are and I think we debated that quite some time ago whether this should be a more active side of the building or not. They chose to put the more active side on the north rather than the south, so the fact that's it's just a parking lot now is fine with me and that's a good way to front that. In the future, there could be something a lot more dynamic happening to the south, but not now. And at that point, I guess there is no way to, once this is approved, there is no way to address it at that time. But with foliage that's about it.

Jessica: So for me most of the guidelines that I think this project handles very well or exceeds, not just meets, are the public realm guidelines. Integrate the river, provide convenient pedestrian linkages, which don't currently exist to the river. Links the river to the community rich pedestrian obstacles and absolutely provides stopping and viewing places. The plaza is fantastic. It's a great addition to this neighborhood and much needed. And the resolution at the greenway is much improved from the last hearing.

Chair: Yeah, I also think that you've just done an incredibly good job responding to public realm guidelines. The addition of the restaurant. Thank you. It's wonderful. It's a great location for it. The fact that it's on the waterside and its adjacent to the plaza, it's just, it's going to work wonderfully well and I'm just so glad that you made that decision early in the design process. It's really great. The changes to the southwest corner are strong and the lobby location, the frontage along the

greenway, it is all working very well. I also think that you've handled the flood plain issues along Naito very nicely considering the challenges inherent in making a kind of strong public realm good sidewalk, good passage area, you've done it very, very well. So thank you very much. And that leaves quality and permanence. Jessica, you want to start?

Jessica: I really don't have any issues with the materials that have been selected. I think I'm a little, not as supportive of wood soffits in canopies just because most of the ones in the Pearl have failed.

Don: oh yeah.

Jessica: A lot of them have.

Chair: By the water damage.

Jessica: Yeah, water damage. So then they get torn out and then they are replaced with just corrugated metal back, which if that's what it's going to be, then you should just plan for that rather than adding it in in the end. But aside from that, I don't have issues. Thanks.

Don: The selection of materials has always been very good. This brick metal panels lasts. They are all permanent materials. I don't have any issues. You know, I've wondered a little bit about the wood soffit also, but it's a little bit of a fetish going around the area right now, you know. Five years ago nobody was doing it and now they are, and in five years probably nobody will. If you choose to do it out of metal or something akin to that, I'd be highly supportive of that. It does seem a little bit out of place with slight detail you've got on this building so the rustic doesn't seem to fit in very well.

Chair: Ok. Andrew?

Andrew: I agree with the previous comments.

Chair: OK. Yeah. The materials are great. Would you consider a condition to change the material of the soffits?

Applicant: Sure. yeah.

Chair: Ok. So we are not voting today. Jessica and I have both expressed hesitancy about the proposal's response to context, but I think that we are the only two that feel strongly about that.

Don: The context or the massing?

Chair: The context and massing together. Yeah. So I'd like to survey commissioners to see how folks think they will be voting so that the applicant can leave with some certainty about where we're headed. Andrew?

Andrew: I would vote yes.

Chair: OK. Don?

Don: Yes, I would support it. I think it's come a long way, but still has a few issues. There's the little bump.

Chair: OK.

Andrew: Which can be fixed with some modifications for me, but...

Chair: Such as?

Andrew: No, I'm saying the modifications we've discussed already.

Chair: Oh ok.

Andrew: So, but I'd generally support the proposal.

Chair: So no further conditions beyond soffits, so far.

Andrew: Right.

Don: That's for me. You know, I think Jessica may have a condition on this little bump out at the bottom. I would support that if that has to go.

Andrew: Right there.

Don: Yeah.

Andrew: I mean we've been talking about that for a while. So, we... that's what I'm saying. All right.

Chair: Jessica?

Jessica: That would be my condition.

Chair: So a condition to remove the, I think it's the mid-tower.

Jessica: I hate to condition that because I feel like there must be a solution, but we haven't seen it yet and we've met several times and I feel like if there was a good solution you would see it. So without a solution that we can look at, I would say ...

Applicant: I'm going to interrupt. I would caution against making a condition that removes such a large chunk of the building

Jessica: Without seeing it again

Applicant: Yeah, we need to see it again. We need to see, give the development team another opportunity if they so desire to respond to that. But I would worry about

Jessica: Well, I would hope since we were not actually voting today and were not actually making conditions that that is what they would do.

Chair: They may be willing to bring back a study, ok. We will ask about that. So Jennifer Martin testified earlier. She has her had in the air, but in fact, I think that there is a limit on public testimony and that public testimony because we've closed public testimony is actually good and over.

Ben Nielson: If the record is still open, I think we can take additional testimony. It's at the discretion of the chair, but I would offer that if additional time is offered to one testifier, that it should be offered to all.

Chair: OK. So I will say to Glenn Trager, Kurt Sorenson and Jennifer Martin, if you are still in the room and if what you have to say is relevant to our current discussion about context and massing and it can be limited to a minute or less, please come forward.

Martin: I just have a quick comment about the 100 foot discussion. The 100 foot would still be, come with the requirement of the greenway setback and my personal opinion, I'd rather see a 100 foot building there, than a 175 foot building there with an L that takes out a good portion of the bridge. It competes with the bridge and it competes with every building in the Pearl by trying to have a very complex massing. It's not a building that is part of the context. It's trying to put a lot of stuff on this site and the shape is the result of that and I think the reason it looks too complex is because it is too complex and it needs to be simplified and if 100 foot, if a 100 foot building, I'd personally modeled a 100 foot building in sketch up to look at it from the views of the... and its much less intrusive because that greenway setback would still apply and so I think that greenway setback is really the important thing on that site.

Chair: Thank you. OK. Applicant please come forward again. So, Jessica because you will be coming back presumably for the official vote, Jessica has requested that you bring a study of the building without that program area. Are you willing to do that? Will you consider that?

Applicant: We certainly will consider it and have considered it a lot as you can imagine. Is it possible that I could ask a question now and kind of get some feedback from you all, a specific question.

Chair: Sure.

Applicant: So, first of all, the question of the proforma is, I understand the vantage point and obviously you understand the realities of what we're dealing with. There is also a piece of this that's about, we're not maxing it out. We're still well below where we could be if we maxed out all these things. So one of the areas that we have to

target. I believe we discussed last time. That represents, that portion of the building is on order of 10,000 square feet, I think, 9,000 square feet. What it ends up doing, again assuming were squeezing somewhere else out as opposed out of the finances, the piece that where we've had that before is on Naito Parkway so that up here at Naito gets up at least one floor to get closer to, to get closer to the FAR or the rentable amount required. This is really the only placed that we have to put that and I'm just curious if there's a, right so you can see were 8 stories there, we could go 10. Part of the reason we pulled that down and popped out in the back was starting from the DAR, we were talking about trying to increase the verticality, increase the toweriness of this, pulling that piece down not only is a little bit nicer to Naito in terms of the mass to the sidewalk, but it also allows that tower to feel more vertical. So I think this is probably what we're talking about and I'm just curious, you know, if we end up with a 9 or 10 story datum here which ends up kind of cutting that tower in half, if there's a reaction you all listed. How'd you see that?

Chair: I think I'd have to see it.

Don: Would that cut it exactly in half with that?

Applicant: You know, I think the furthest we ever took it because that element has bothered me from the beginning. The furthest we ever took it was 9, I think if we went to 10 it sure would look, visually it sure would look like half. It may not be exact, but it'd be close.

Chair: Ok, so that's, let's keep that on the table.

Applicant: Can I ask another sort of a procedural question. So, one of the things that we get tracked in here is, you know, redoing all the visual collateral and sending it to staff, and getting those set of staff comments and all of a sudden that two weeks goes to a month and a half, is this something that we can actually do as a study?

Chair: Yes, really quick. Really, really quick. The fewest materials possible to show us what the impact would be. Like one sheet.

Don: Or I thought the other one was revising the composition with the little bump out.

Applicant: Yeah, I'm saying

Jessica: That's what this is for.

Chair: That's the trade off.

Don: It can be integrated better.

Applicant: Oh I see. OK.

Chair: So. At this point you have two yes votes, one maybe vote depending on the outcome of that mid-tower piece. I am a no vote. So we have one commissioner who is not here today, Sam Rodriguez. He will likely be here at your return, so there's a wildcard at play. We should probably talk about the return date and how long you need to turn around the fresh studies.

Applicant: How long will you be here tonight?

Chair: Not long enough, sorry. And we won't be here next Thursday. So Ben do you have calendar.

Ben Nielson: I do have the calendar. So, the Thanksgiving holiday kind of throws a wrench into what we could otherwise make more straight forward, but if the development team can get some studies to me by next Wednesday, I think we could talk about having a November 30th return. A quick return. I think we have, let's see, who's here, we have four confirmed commissioners so far, Andrew Clark is a maybe.

Andrew: I won't be here, I'll be out of town.

Ben Nielson: Ok - so we'll have four commissioner Clark will be absent, but Commissioner Rodriguez will be here.

Don: What date is that? December 14th?

Ben Nielson: November 30th.

Don: oh.

Chair: You may want to consider a different date just so you have more certainty around the vote.

Ben Nielson: We also have three hearings currently scheduled for December.

Chair: OK

Ben Nielson: One of which is very full.

Chair: And that is the 7th?

Ben Nielson: That is the 7th.

Chair: Ok. So that would put you.

Ben Nielson: the 14th

Chair: The 14th are you here Andrew?

Andrew: I'm gone from the 29th to the, I'm just getting back that night.

Chair: That night.

Andrew: The 13th, sorry the 13th, so I will be here.

Chair: You're back on the 13th, you could be here on the 14th.

Andrew: I could possibly be here.

Chair: OK. It's in your hands. The schedule is in your hands.

Applicant: I think we'd prefer the 30th of November.

Chair: OK, great. We will put you at the front end of the agenda. Can we do that?

Ben Nielson: Yes.

Chair: OK. You are I believe the only type 3 on that day's agenda and so we will prioritize your vote. OK. Thank you.

Applicant: Thank you very much.

Fremont Place DR Hearing 11/30/17
Audio Length: 01:12:58

11-30-17 LU 16-278621 DZM GW

Chair: Type 3 which is LU 16-278621 DZM GW, The Fremont Apartments. This is a type 3 Hearing so I will begin by reading the procedure for Type 3.

Staff will show slides of the site and surrounding area and present a report that includes the applicant's proposal. It identifies the applicable approval criteria and includes information on letters received on the request. It also includes findings and a recommendation on the request. The applicant will then present their report and then we will have public testimony. Public testimony will begin with those in favor of the proposal and then those in opposition to the proposal. Each member of the public who chooses to testify will have 2 minutes to testify unless they are a representative of the neighborhood commission. Representatives of the neighborhood commission will have 3 minutes to testify. The applicant will then have an opportunity to rebut the testimony of opponents and public testimony will be closed. If any party requests an opportunity to submit additional evidence the record will be held open 7 days to allow time to submit that additional evidence. And we have some new language on the 777 Rule that I'm going to try out for the first time today so bear with me. And this is applicable should anyone want to hold the record open.

So prior to the conclusion of the evidentiary hearing, if a member of the public or party other than the applicant requests the record be held open the chair will state the following procedure as required by ORS 197.763 Section 6: Within the first 7, days new evidence or argument may be submitted by an applicant or any interested party. Within the second 7 days, responses to that new evidence may be submitted by an applicant or by any interested party. Within the last 7 days, the applicant may submit a final rebuttal in support of the application. The last 7 days may be waived by the applicant which must be stated at the initial evidentiary hearing. So that's a total of 21 days. Also known colloquially as the 777 Rule. So, the chair will announce the date and time certain of the 777 and the future hearing date time uncertain. During the hearing following the 777, the record will be closed and no new evidence may be submitted or discussed. So, if the record is held open, if new evidence is presented through the 777 Rule, when we reconvene, likely 28 days in the future, the record at that point will be closed and we will not hear new evidence.

So, after the record closed to all parties, whether it be today or at some point in the future, commission members will discuss and vote on the

request. In the case of tie vote on any motion, that motion will fail. If the commission's decision amends or overturns the bureau of development service's staff report, the adoption of new or revised findings will be required. At the time of its decision the commission will announce when the revised findings will be considered. Additional testimony will not be taken on that date but interested parties may attend.

And I believe that is the extent of the reading for the Type 3 Hearing. This is a continuation of the Fremont Apartments and Ben Nielson is staff assigned to this case and I believe has a brief presentation today.

Ben:

Good afternoon. I actually don't have a presentation per se, I just have a few things I want to walk over in this revised staff report that was handed out to you just now. The first thing I want to talk about is that the staff report has been revised based on commission comments and findings at the September 28 hearing as well as the November 16 hearing. And then it also has been revised to reflect the design revisions that the applicants will be showing briefly today and it's been revised to recommend approval with some conditions. And one other, I'll get to the conditions in a minute. I want to point out one other item that's been added to the proposal which is an additional modification.

Staff identified and modification or a development standard rather that was not yet met in the site plan and maybe I will actually bring up a site plan to show you so I can talk about this. Give me one second please. Okay, thank you for bearing with me there. What modification number 7 is referring to is this area right here in the southwest corner of the site at the parking garage driveway. Parking standards require there to be a 5' landscape setback to the L2 standard in that area. There is only 2' of landscaping proposed in this area as well as 3' tall concrete wall for a portion of that area. So, the applicants have added an additional modification. They're proposing to plant that strip with 3' tall evergreen shrubs as opposed to required trees and groundcover and shrubs that would be required by the L2 landscaping. Staff is recommending approval for that modification because it's a pretty minor element and for the reasons mentioned in the findings which are, it allows the building to be occupy more length of the street, better meeting guideline A7 and creating a more vibrant street scape which is guideline C8.

So, wanted to point that out. Going to the conditions of approval, recommended, those can be found on pages 52 and 53 of the staff report. Most of them are pretty minor in scope addressing detail type elements that were not quite called out in the drawings. Conditions A through C are the typical conditions that we recommend for every land use review. Condition D talks about requiring glazing at the ground floor on the west-end south elevations to be clear glass rather than fritted-glazing. That's glass that's looking into the fitness room. Storefront glazing at the FCC

room and fire riser room should be composed of translucent glass because these are back of house type spaces. Exposed fasteners with fiber cement panel system shall be prefinished by the manufacturer to match the color of the panels and then concealed fasteners used with the fiber cement panel system shall be attached entirely from the backside of the panel via clip or similar system. Proposed wall mounted bike racks shall be staggered vertically by a minimum of 6". Proposed retail and restaurant space at the northeast corner of the ground floor of the building shall remain in a retail sales and service use for the life of the building. Signage denoting public access to the greenway shall be provided at both ends of the greenway based on standards in the sign code. The northern most angled planter along the greenway trail, I'm going to point that out right now right here, at the northeast corner, shall not project beyond the western edge of the planter immediately to the north on the adjacent property so that's talking about this planter right here. It's basically pulling this angle in just a little bit to make it align better. And at least one long-term bike parking space shall be shown in each dwelling unit or otherwise accounted for within the building at the time of permit in order to earn their requested locker room bonus.

So those are the recommended conditions. The commission can decide to add additional at their own discretion for to edit these or delete these as well. So, with that, I'm going wrap up my discussion, open it for questions and see what happens.

Don: Could you clarify Item G, exposed fasteners used for the fiber cement panel system, etc.?

Ben: Yes, so for the Equitone Fiber Cement Panel System, the applicants are proposing to use an exposed fastener above the first two stories and staff is recommending that they use a pre-finished fastener that's provided by the manufacturer. I believe they make a riveted type of fastener. So, that's what that part means and then for the bottom two stories, they are proposing to use what they call in their drawings, a concealed fastener, but that's not very clearly defined and it's not shown in a detail. So, staff is suggesting or recommending rather that the fasteners be clipped on to the building from behind rather than using some sort of nail or screw that's then patched from the front. And that's because the Equitone panels are inter-grill colored panels and painting to match would be very difficult.

Chair: So Ben, this is, thank you for the staff report.

Ben: You're welcome.

Chair: This is a fair number of conditions. It doesn't look as though any of them are in anyway significantly burdensome or unusual.

Ben: Right.

Chair: With the exception of I which is the suggestion that the retail restaurant's base needs to remain as retail sales and service for the life the building and that seems to be an immense public benefit and so all of these conditions seem absolutely reasonable.

Ben: And that's tied I believe to one of the modification findings.

Chair: Yes, okay.

Ben: And was in the original staff report.

Chair: Okay, and have you had conversation with the applicant about the conditions and is the applicant on board with the conditions.

Ben: I have had conversation with them. I'll leave it up to them to state affirmative or not.

Chair: Okay. Is there anything else . . . Is there anything else in the staff report that is in yellow highlights that you would draw our attention to before we move to applicant's presentation?

Ben: Everything should really, except for the modification findings for Modification 7, everything should reflect conversations that the commission has had over the last two hearings.

Chair: Okay, great.

Ben: And of course, there's a large number of comments that have come in over the last few days.

Chair: Thank you for forwarding those.

Ben: Those are referenced in the staff report as well.

Chair: Yeah.

Ben: And as is a staff response to some of the concerns.

Chair: Okay. So, so for folks who are here to testify, I would image that there are a fair number of people in the audience who would like to testify on this case today. Please sign up if you haven't already and know that today's discussion is a continuation and so the commission, the applicant's staff, we have already discussed this project a couple of times and it may be that today is the day that we vote and at our last hearing, we did a straw poll so that we would know where we would stand coming into the room today and our expectation is, the vote is dependent on the conversation that will

happen following the applicants presentation because we requested some revisions be made to the massing of the building and today is the first time that we will discuss those revisions.

Ben: Before we wrap up I also want to make sure that I say it out loud, the hearing's clerks did hand out one sheet of printed testimony that came in after my staff report was pass that point and frankly.

Chair: As an email?

Ben: Yeah, that was within the last couple hours.

Chair: Okay. Great.

Ben: So I want to make sure you see that.

Chair: Thank you very much. And for folks who are here to testify, if you did send written testimony, know that Ben distributed it. Members of the commission have received all of the written testimony.

Ben: Yeah, I have . . .

Chair: And have read it in advance.

Ben: I'd like to just add, I haven't had a chance to reply to everyone who sent in testimony over the last few days, but I intend to acknowledge that receipt.

Chair: Okay, that's great. Okay, with all of that in mind, Jessica.

Jessica: So, in the letters that we received, I think a few of the letters stated that the commission doesn't have the authority to grant variances and modifications that are proposed at this point.

Ben: Right.

Jessica: Could you speak to that?

Ben: So, the commission, let me back up. Title 33 does give the design commission authority to grand modifications. It also gives you the authority to grant adjustments which there are none requested today. The modification approval criteria are found in Chapter 33.825, Section 040 of the Zoning Code and it basically follows the format that you'll find in the Findings section so there is an A-Better meets design guidelines, the resulting development will better meet the applicable design guidelines, those are your approval criteria. And then B-Purpose of the standard, on balance the proposal will be consistent with the purpose of the standard for which a modification is requested. So, all of that information should be found in the findings if you have particular questions about why this

modification deserves approval or not and it also, the findings also include the purpose statement to which that standard refers.

Jessica: And could you also, a few of the letters also mentioned the North Pearl District Plan.

Ben: Yes.

Jessica: As some of the criteria that rule or not.

Ben: So, I don't know, there may be some confusion among some of the community members. The North Pearl District Plan document itself does not represent, or doesn't constitute approval criteria for this project. It was adopted by city council but that report also included zoning code amendments to Chapter 33.510 that specified specific North Pearl subarea development standards so those are referenced in here. There is modification request to a couple of those and it also amended the River District Design Guidelines to include guidelines specific to this part of town.

Jessica: Okay.

Ben: So that's the nexus for getting to the approval criteria from the North Pearl District Plan.

Jessica: Thank you.

Chair: Thank you very much Ben. So, we only have 30 minutes for this agenda item on calendar today and so we are going to try and keep it as brief as possible. We'll turn it over to the applicant for a presentation that will hopefully be limited to just the few revisions that you have made since you were last in the hearings room.

Wybenga: It is indeed. Tim Wybenga from TVA Architects. I need to do something here. It gets you every time.

Chair: I'll take advantage of this to again query the commissioners on whether they have a conflict of interest by ex parte contact.

Rodriguez: No.

Chair: No, okay, thank you very much.

Wybenga: Thank you. As you mentioned, our intention is to kinda go through things that have changed, a brief recap of the things we talked about particularly realizing that Commissioner Rodriguez was not here the last time. So, I'll go through those slides and we'll go as quickly through the amendments . . .

Rodriguez: I actually listened to the presentations.

Wybenga: I'm sorry about that.

Rodriguez: No, no.

Wybenga: Thank you.

Rodriguez: No, I'm just trying to keep it as brief as possible.

Wybenga: Excellent. Okay, that's perfect. So, we'll go through this quickly. I don't mean to diminish any of these things, obviously welcome to all the questions and conversation we can have. So, the areas of concern, there are really two main areas. The first that is effective of a site plan was that fairly deep notch into the building adjacent to the studio units at the southeast corner in terms of mass the building, we really were down to one last item and it had to do with that kinda mid-tower extrusion that was happening that had been a source of some concern from early on. So, just kinda flipping through here seeing what the effect was of that piece on the prior submission. So, I'll go sort of straight to what our response items are. What you can see here in terms of that safety concern that I believe Commissioner Molinar brought forward. We've pulled this wall forward a little over 20 feet so we're still going to have a little back to house service deal and you can kinda see in the renderings as we go through. There's very little that can't be seen and if you look at the elevations we've actually incorporated a storefront door so there are eyes sort of in and out from the garage and just bring that condition into one that is much safer. One other small, oop, sorry, I have a mouse here, this thing is touchy, one other small item that we revised per staff comment that just came I think yesterday was a realization that we needed to have a lake rack adjacent to the main entry on Naito Parkway. So, I just wanted to point that out because it's a chance to the plan. Basically, it's a very minor thing but something we picked up based on our interactions with the staff. In terms of the concept for what we've done here as we expressed last time in removing that mid building mass on the north facade, we needed to find a place to displace the lost area and as I suggested towards the end of our previous hearing, that really comes out in terms of an additional story of height on the southeast southwest corner on addressing Naito Parkway. So, there are two elements here that you can kinda see in these diagrams. Both the addition of that 8th floor, we're still well beneath 100 foot height limit by rights for that piece and additionally, as that was not nearly enough to offset the loss of the other area, sorry, it's so touchy, we've extended a single masonry bay along that south facade that helps us make up some of that lost area and actually has, we think an added affect, of creating a little bit more asymmetry in that podium piece that is a benefit. It was a bit too much of a cube in the previous iteration. Just to look at that plan you can see on the left, that's the revised 8th floor

plan so essentially what happens here is the 8th floor, the red outline being the previous floor plan, it takes on the figure of the floor below and similarly, on the right hand that's the 9th floor plan and what you can see where we have extended the mass of the building slightly here, we've extended that leg and similarly on the top right of that plan that we've removed that mid-building mass, pulled it back so that more of these towers, more of these floor plans are the actual tower footprint. So that now starts on level 6. In terms of the impact on the view, we've obviously as you know, we've been through this many many times. I've been through it multiple times with the neighborhood association. We've done a lot of studies to consider the view from Fields Park. One of the reasons I had apprehension about moving displacing that mid-tower mass was fearing that we would have a negative effect on this view in particular which is one that we've studied more than others. We were pleasantly surprised to see the black outline then is the revised outline of that podium element and what's dashed in yellow there is the delta between the two so it's an incredibly nominal change to the view point from vantage point that we've discussed so many times. And in the end, I mean I think what we're focusing on here, as you recall the 100' height limit is what's indicated in that red box so rather than build to that limit, we're showing that we're actually still maintaining really more of the view than would be possible if we hadn't had all these modifications and addressed the massing as we did. So, going around the building we'll take a look at these aerial views. It's clearly streamlined the building a little bit. We're having an odd reaction in the office because now we sort of miss it and we struggled with it for a long time. But it's, I think the combination of losing that piece and the corner balcony elements that we sort of added prior to the last hearing really give a little bit more vertically and a little bit more of an elegance to the figure of this part of the building. So, moving around again you can see the effect of those corner balconies in terms of, you know, helping to breakdown the mass as we have on the other corners going around the building. And from the south aerial you can see that the projected mass there on the south façade it's still well back from the property line. It affects some of our internal units but doesn't affect negatively the view or any of the surroundings. And again you can kinda see the change in proportion that happens with that podium element. It becomes a bit more vertical which we think is a nice thing and the sort of draping of those long masonry elements. We think it's had a positive effect. And it can just kinda quickly going through the elevations as you recall that mid-building mass was part of our response to put some of the area in a place that did not affect, was not affected by the diagonal 45 degree being way set back but now that one's still a nonissue so we still have a minor incursion at the greenway itself and then at the top about 100' back. Just again looking quickly at the renderings, kinda see the effect of the loss of that piece. I'll just move through these quickly. That's that corner from the general view across Naito Parkway and then a

close up view of that condition which also shows the last modification which is the small green strip here. When driveway two hearings ago we pushed the door back that suddenly became driveway by definition. We didn't take it as such because we thought that was germane to surface parking lots. Seemed to be written but Ben clarified his perspective which is what leaves us with this condition. Again, it would be a fairly suburban landscape edge if we didn't have that change and it would cause us to constrict the public's space to the north. So just moving sort of clockwise around the building, a few little details of change. One is that we per the comments we received from the commission last time around, we've modified the materiality at the underside of the canopies so we now have a finished metal panel in lieu of the wood that was previously shown. You can kinda see that as we move around here. In general, we didn't have any outstanding comments and haven't made a whole lot more modifications to this piece. It can just kinda describes all the work that we've done on the past few hearings relative to the public space, the public realm, and the pedestrians scale of this project. So, moving toward the, again this is really, the update here is primarily the canopy finish. And again, I have included these thinking Commission Rodriguez may not have seen them but sounds like we've, assume you looked as well as listened. And then here at the end, we did not update this rendering but we've done is implied there, that's the plane of the wall now that was previously pushed far back into that recess. So, clearly that's much more visible and again, what's just out of view there is actually a storefront door that goes through to the garage. More opportunities for visibility in and out. And that is it. I apologize if that's too brief or too long.

Chair: So thank you very much. Are there questions from commissioners?

Jessica: One question, what is the white space on the podium roofs?

Wybenga: That is a, at this point, a diagrammatic indication of where we'll have occupied space.

Jessica: Okay.

Wybenga: So, with the change, I'll say in particular, the one towards the river with the change in the loss of the mid-tower mass, we've stretched that occupied space to fill that zone because we want to get people to the river. As a matter of egress, we won't be able to have that much occupiable area but that's the intention. So we have a combination of green roof and occupied space.

Jessica: Okay, so it will be a combination of those, it's not going to become roofing material?

Wybenga: No, not at all.

Jessica: Okay, just making sure. Okay, that's my only question.

Wybenga: I should say there is also a number of images where we have sort of a grid of boxes on some of these aerial views, those are planters for trees. They are not condensers or anything.

Chair: Okay, other questions? No. Okay. So commissioners, we will save our discussion for after public testimony. Now we will invite public testimony and we have a fairly lengthy list. I'll ask the applicants to step back and we'll invite members of the public up in groups of 2. Everyone will have two minutes. Please begin by stating your name and address and know that if you have sent written testimony, we have already read it. Okay. We will begin with ah, forgive me if I don't pronounce your name correctly but since you are going to pronounce it, you're going to state your name and address for the record, you'll be able to correct me. John Hollister and Larry Mazer. Okay, your mic should be on.

Hollister: Okay, my mic is on. I have a point of a . . .

Chair: Name and address please.

Hollister: My name is John Hollister and I live at NW 13th Avenue and I have a point of clarification before my time starts. On the 777, the we have 7 days to give you information, the next 7 days is to comment on that information and the third is for the applicant to respond to all those things.

Chair: Correct.

Hollister: Now in, so let's say I say something in the first 7 days, would a, hypothetically, would a neighborhood association be able to comment and have a position on what was said the first week in the second week?

Chair: Yes, I believe that that would be considered a response to the new evidence presented. I'm looking to Ben for clarification that that is the case.

Ben: I'm going to double-check with Tim, but I think the answer is, yes. The response to evidence submitted can be submitted by anybody.

Chair: Yes. Okay.

Hollister: And, so, if something is submitted in that second week and the going to the case of an appeal, the . . . as I understand it, appeal has to be done by someone who has given some sort of testimony in the proceedings?

Chair: Again, I'm looking to staff, but I believe this is the case. That neighborhood associations and people who have standing - so who have provided testimony - are in a position to file an appeal.

Ben: That's correct.

Hollister: So, if the neighborhood association basically within the first 14 days, gives some type of testimony with a position and . . . for example, if that one neighborhood association was against it, then they would be able to make an appeal.

Chair: Is it true that the neighborhood association must be on the record? I believe that the neighborhood association always has the right to appeal.

Applicant: I would say I think they would have standing. That's a good question. The way you ask it like that I hadn't really thought about it. Usually the neighborhood has been represented through the process. We haven't had a blind appeal.

Chair: Okay. So, maybe we could do a little bit of very quick research. And at the end of public testimony provide some clarification there.

Ben: I would like to add a point of clarification to Mr. Hollister's question. Which is that testimony submitted after the first seven days should only be responding to new evidence submitted, not to all evidence.

Chair: Not to all evidence. Right.

Hollister: So, explain that further to me.

Ben: So, during the first seven-day period, any new evidence may be submitted into the record on any issue. After that seven-day period is ended, the second seven-day period is really limited to responses to that evidence submitted during the seven . . .

Hollister: Got it. So, if I said . . . if I submit something in that first seven days and the neighborhood association wants to respond to that information that I submitted on that first seven days, that would be permissible.

Ben: Yes.

Hollister: Okay. Now, on that same thing with . . . I'm sorry, these clarifications are important to me.

Chair: If you don't ask the question, someone else will.

Hollister: Yes, exactly. The . . . with your statement of the neighborhood association can always do an appeal, whether it's on record or not, that's an important clarification for me.

Chair: And we're going to do a little bit of research and clarify that. Because it sounds as though we are not actually certain whether or not the

neighborhood association always has standing just by right of being a neighborhood association.

Hollister: Yeah. And, with that question, that would mean that at the end of the twenty-one days that the neighborhood association could still potentially do an appeal. And that's worth getting clarification on.

Chair: We're gonna clarify that.

Hollister: And the reason why I'm doing these little timing things is because with the holidays and such, some meetings have been cancelled.

Chair: It's tricky.

Hollister: And the next full meeting of the association that's near that is on the 14th . . .

Chair: Okay.

Hollister: . . . and we would not be able to get a letter until the 15th if there a position against and for the appeal process.

Chair: Okay.

Hollister: So, there we go. So, that's all my clarifications.

Chair: And we will provide clarification on the neighborhood association standing before . . . at the end of public testimony.

Hollister: Okay. So, just the . . . now I'm ready for my two minutes.

Chair: Okay. Clock begins now, please

Hollister: The first thing that I would like to do, just as a citizen, is to request that the record be kept open and, in addition, I would like to request that the record stay open and have a position, or have a opportunity for the affected neighborhood association to have a position. We had our last meeting on the planning and we were going to make a vote and we lost our quorum, and so we weren't able to make a vote. So, the next full board meeting is on the 14th and, since this has been . . . this part has been going on for a while. This is a very, very important project to the - our district, and I'd like to request that we have the opportunity to be able to have a position and potentially go forward with an appeal to any decision based upon the staff saying that they are recommending approval.

Chair: We will definitely hold the record open. I don't know that we have the ability to adjust the 7-7-7 Rule. I believe that that is State Code. But,

again, staff will provide some clarification on that. So, it may be necessary for you to do a little bit more legwork . . .

Hollister: Yep.

Chair: . . . and try and get a special meeting or get a letter out that night.

Hollister: Yep. And I believe my understanding is that it's State Code for the 7-7-7 to be a minimum. And, I believe that the Commission has the ability to make it longer if they so choose. But, you have minimums.

Chair: We are doing that research now.

Ben: That is correct.

Chair: Okay.

Hollister: And then, also, so my . . . the reasons why I want to do all this is I have concern about the massing . . . the going over the 200 feet and the good thing is there's a number of people that are a lot smarter than me that are going to be giving testimony on that and also some of the setbacks.

[chiming]

Chair: Okay.

Hollister: So, I'm done.

Chair: Okay. Great. Thank you very much. And now, Larry Mazer. And, there is a button on the microphone which you should be live now.

Mazer: Thank you very much. Do you all have this . . . okay. I went out and took some pictures of . . . Oh, I'm Larry Mazer, 1310 Northwest Naito, and I'm concerned about the width of the walkway from the building, the alignment path. You'll see on the first page a picture of the path in front of the Waterfront Pearl. And, that's 18 feet, 1 inch. If you turn the page, you'll see that that's the path in front of the south waterfront and that's also 18 feet, 1 inch. And, if you turn the page again, you'll see that's the path in front of the stores and restaurants along the south waterfront. That's 17 feet, 3 inches. But there's something very interesting about that path. Which is, as you'll notice, there's a bunch of people walking hand-in-hand, and so forth, but if you turn the page, you can see that before you get to that path the bicycles are diverted away from it. So, somebody has decided that 17 feet, 3 inches is not wide enough for pedestrians and bicycles. Now, the problem we have with this particular building here today, is that they want to build a path that's 12 feet wide. And, for the life of me, I don't see it. I don't see how pedestrians and bicycles are going to play nice with one another on a 12-foot wide path. If you turn the

page, this is the gold standard. This is the south waterfront. They literally have three separate paths. They divide up into a bicycle path, a sitter path, for lack of a better word, and then a pedestrian path. And, if you turn the page once more, my wife and I went out and we had a photograph taken - you can see that blue tape on the ground - and that shows a 13 and a half foot wide path because at the time I thought that it was 13 and a half feet wide, but if you look at the drawing, it looks like it's just a little over 12 feet wide. So, if you move that blue line a little closer to that young couple holding hands, you'll see that there's really not enough room for a bike to go by on the other side. Given that the Federal Government says that a bicycle usually rides between 2 and a half and 3 and a half feet from the edge of the roadway. [chiming] So, I don't see it. And, I'm sort of surprised that staff didn't bring that to anybody's attention.

Chair: Okay. Thank you very much. We will ask the applicant to very briefly address the width of the path when they return. After the close of public testimony. Nice research. Thank you, Mr. Mazer. Next, Kirk, whose last name begins van - vander - and the rest of it I can't read well. Vandershell?

Vandershell: Vandershell, yes.

Chair: Yes.

Vandershell: I would respectfully decline the opportunity to speak.

Chair: Thank you very much. Okay. We will move then to Kurt Sorenson. Does Kurt Sorenson wish to testify?

Sorenson: I submitted it in writing.

Chair: You did. Okay. Thank you very much. I remember reading that. And, I believe you were here at the last hearing date as well. Yes. Denise.

Ben: I would like to just jump in and note that his testimony was, once again, submitted. I don't know if this is new testimony or the same testimony as before. I haven't had a chance to read it myself.

Chair: Okay. Thank you very much. Denise Marshall and Patrick Marshall?

Marshall: My concerns have been addressed in regard to the pathway.

Chair: Okay. It sounds like Marshalls are both concerned about the width of the pathway? Okay, and choose not to testify. And, Glen Treagor? And Mark, whose last name begins with an "S."

Mark: Yes. I would [inaudible] [40:10].

Chair: Okay. Very well. Thank you very much. How about Richard Rogers?

Rogers: I have submitted some written testimony to the clerk.

Chair: You did. Thank you very much. Written testimony is submitted to the clerk and, Adam Havens. Great, Adam Havens is coming forward. Okay. Mr. Treagor.

Treagor: Yeah. My name is Glenn Treagor. I live at 1133 Northwest 11th Avenue in Portland. The Freemont Apartments is asking for six modifications. I think today it's . . . they had an additional one - seven - to their building with three being significant deviations to the building structure. These are increasing the façade length on the upper tower. Two encroaching on a 45-degree river sub-back and three increasing the depth of the building 28 feet while it's encroaching on the shoreline of the Willamette River. After sitting in five meetings on this project, I have not heard a valid reason why these modification make this a better project. The Freemont Apartments will be the first in three building sites to be developed in the Pearl Waterfront since the Waterfront Pearl. The Freemont Apartments will set the stage for this re-development, and therefore needs to follow City regulations which are based upon neighborhood and City land use planning efforts. Therefore, the Pearl Neighborhood Association needs to address these modifications so I, like John Hollister, am asking the Design Commission to keep the record open until the Pearl District Neighborhood Board can act on this project. Thank you.

Chair: Thank you very much.

Havens: Hello. My name is Adam Havens. I live 949 Northwest Overton Street. And, my main concerns are the viewpoints . . . protection of the viewpoints from the Fields Park. The City of Portland has invested a lot of money in, not only the boardwalk that extends from Jameson Park all the way to the Fields and it looks right down 10th Avenue, right at the Freemont Bridge. It is not currently considered a view accord or, for some reason, 12th Avenue looking at the bridge is. I have a copy here of the February 2016 Central City Scenic Resources Protection Plan and they've planned . . . their desire is for the views of the Willamette River bridges are a priority when the bridge is a primary feature of the view. Which I believe it is from Fields Park. I live there, I walk my dog there every single day, and from April 1st through November 1st, you see at least twenty to forty professional photographers doing wedding photos, graduation photos, all sorts of things out there. So, there's an economic impact that those views will take away right there. And, they do say later on that the view from the Fields Park is iconic. They say the economic benefits outweigh that. I agree with that to a point, but I don't think a 17-story tower is the proper way of going about that. You can still achieve economic benefit with a facility that's six to eight stories tall that doesn't

impact the view from the park. And, I think the City has invested too much money in orienting that park. They designed it around the view of that bridge. To me it would be . . . to put a tower right in the middle of that view would be like a putting a giant tower right in front of the Pittock Mansion or in front of Counsel Crest looking at Mount Hood. You're just throwing away the entire design and premise of the way the park was designed a laid out. So, that's my basic argument.

Chair: Thank you very much for the testimony. So, that is the end of public testimony. And, what I would like to do is, if either Ben or Tim have an answer to the question about the Pearl District Neighborhood Association's standing, address that now. Otherwise, we can give a little more time.

Ben: So, I don't know that we have an answer from our City Attorney, but we do have what's written in the staff report.

Chair: Okay.

Ben: And I'll read that out so everyone can hear it. Near the back it says: "Who Can Appeal. You may appeal the decision only if you write a letter which is received before the close of record for the hearing if you testify at the hearing, or if you are the property owner/applicant. Appeals must be filed within fourteen days of the decision."

Chair: Okay. So, the neighborhood association is not mentioned in that. It's fair to assume that the neighborhood association appeals as any other citizen would.

Ben: That's how this reads and we'll update you if we hear differently.

Chair: Okay, thank you very much, and you have put the question out to the city attorney?

Male: Yes.

Chair: Okay, thank you very much. I would like to invite the applicant forward and if you would please address whether this is your slide... if it's in your slides that's great, if we need to go somewhere else to find the information that's fine as well. Two things, just very briefly touch on the width of the waterfront path for the duration, for the length of that path and how it connects both at the north currently... or how it will connect at the north and how eventually it will connect at the south. Just so that the commission can understand the exact widths that are being discussed, and it's probably worth noting that you are tying into existing conditions at the north. And then also if you would return to the slide that shows the red box, the 100 feet across the entire site and kind of walk through the modifications that are requested and why the modifications are requested

to adjust the massing of the building. And I ask for that so that everyone in the room today can see that and understand.

- Jessica: There's a really good diagram on page 24 that also expresses that. I think it would be good for people in the audience to see.
- Applicant: So, would you like me to start with that?
- Chair: Page 24 in today's packet?
- Jessica: Yes.
- Chair: Okay. Yeah. That's great.
- Applicant: Trying to quickly get there.
- Chair: The massing and sightline study?
- Jessica-: Yeah.
- Applicant: Oh, and are you... is it in the staff report or in the...
- Jessica: In in the... it's our packet, it's appendix 24.
- Applicant: Got it, sorry.
- Jessica: There it is.
- Applicant: Yep. I'll start with that one if it's okay, since we're on the topic. Basically we've, and we've gone through this several times which is why I didn't go through it today. We have been through this with the neighborhood association and I think we have three separate meetings, presentations.
- Chair: I'm sorry, I'm going to interrupt. So the images are fairly small, people seem to be all seated and if you choose to come forward for a better view you are welcome to do that. Back to you.
- Applicant: Thanks. I'll try to make them a little bit bigger. So, basically the long and short of this thing, there are many nuances that we work through with staff and with the design commission on how we believe that the adjustments and compromises that we've made to the design and planning of this building better meet the intent of the code. I think it's very well summarized here, which is that in looking in particular at the center image there, it's that. And again this is looking from Fields Park, so although that is not in any way a required view corridor or required view consideration we've started that from the beginning as a sort of good

neighbor approach to this. So in the middle view, what you see is that lighter green box is the 100 foot by right limit. So if...

Chair: So if you chose not to design the building with modifications, you could build that light green box by right? The development code supports that light green box as the building volume?

Applicant: That's correct.

Chair: Okay, dark green box?

Applicant: Dark green box is really the height gained through bonus, which is very well described in the code, and again I would say that's the intent of the reason these sections of the code are here are so that it can push us to do better things in order to gain that bonus. Much of that bonus... the bulk of that bonus in this situation is gained through the fact that this is housing. So that's housing bonus, in addition to green roof bonus, addressed the earlier question, that allows us to build out to that mass, which is clearly outlined in the code.

Chair: Okay, and then the image on this side is actually the proposed design which shows the erosion of that light green base box to increase the amount of view of the bridge from the park.

Applicant: That is correct.

Chair: This is the view from the park?

Applicant: That's correct.

Chair: Okay.

Applicant: And if I may, actually because we've noted that just about all of the letters that we've seen, the comments that we've seen had to do with... I'm sorry I'm not sure this is the right one... just about all the letters we'd seen had to do with views to the bridge, and again this is not a protected view in any way, but just touring around in person or in this case on Google Maps what you can see is the development and the pearl of the fact that this is a large scale and vibrant neighborhood means that throughout the district on virtually every street the view to that bridge is obstructed. It's obstructed by new development, it's obstructed by old development. It's a... the bridge is not an axial element. It's not a focal element of the district, and so you always get these tangential views to it which from an urban planning sense is actually a positive thing, right? At least that sort of serial opportunity to come across these things and not just have them directly in front of you, it draws people toward the river. And so, if you look at these views this is just about every development new and old in town regardless of height provides some obstruction to the bridge. So, and

to the point that I made the staff the other day, you know, the 20 foot tall existing warehouse from... on the adjacent site from the bike lane or from NATO parkway sidewalk completely obstructs the bridge. It's not a question of height.

Chair: So, moving on to the path.

Applicant: And I will quickly go back out... So on the path itself... sorry, went the wrong way. Cover your eyes. On the path itself our intention on the path... yeah, this is current, so... Our intention on the path the whole time is we have worked on the path based on the criteria that's set forth through Portland Parks and the codes, which is there's actually... I think there's a misconception here that a 25 foot greenway trail means 25 feet of paving. I would argue that 25 feet of paving is particularly unpleasant and we have a 25 foot dimension broken out here from the back of the sea wall. One thing that's worth noting is we've gone through this with staff, we elected to compromise and use the back of the existing sea wall as the start point to avoid surveying the Willamette. But in fact that 25 foot greenway would start 5, 10 plus feet downside of the wall so the required greenway would be effectively much smaller.

Chair: But the testimony that I heard today was largely centered around the paved area and how much width there is for pedestrians and bicycles.

Applicant: That's correct.

Chair: If it's appropriately wide for multiple uses.

Applicant: So the requirements for designing a greenway trail, for one thing regarding the existing conditions. The dimension between the really large tree wells and the edge of paving that currently exist is a little over 12 feet. That goes on this entire stretch. That was the starting point for us. The design criteria requests a sidewalk minimum of no less than 12 feet. We've decided to give this some ebb and flow, partly, as we've talked about before as an acknowledgement that it's currently the end of the trail, partly because the requirements for designing that green space incorporate more than just paving. So all of the trees that you see here are required to be in the greenway. We had initially had them on the river side, both in our feedback from the neighborhood in particular was, "move them to the inside, those take up some footprint." So what we've done is we have a few points here where the path pinches down at points of benches and those are things that we have added for pedestrian scale for places to pause, and for some of that sculptural interest that we were working towards.

Chair: So the development standards that you have used as your basis of design for the greenway path are published by which city bureau?

Applicant: Is that the parks department, Ben?

Ben: Parks does control the design of the greenway trail.

Chair: Okay, and so presumably there is no development proposal approved that involves greenway trail that does not meet the parks bureau's standards. The parks bureau reviews this as a part of their own internal review process.

Ben: That's not correct.

Chair: No? Okay.

Ben: Parks has not reviewed this proposal...

Chair: Okay.

Ben: ...at least as far as I'm aware.

Chair: Okay.

Ben: I could not get parks to comment on what the standard needed to be.

Chair: Okay.

Male: Just a quick question, did you say this is going to be the end of the trail?

Ben: Currently it is the end of the trail, so at the...

Male: Will it be in the future projected beyond?

Ben: Well...

Male: To the actual bridge?

Ben: Just, sorry no, actually the developer Lincoln Property Company has already extended to all the residential development on the north through an agreement with the adjacent property owner, so there was a section of trail here that only addressed the surface parking lot and the two office buildings and was discontinuous. With no requirement to do so the two owners have partnered together, they've extended beneath the bridge so there's a continuation there. At the south end is what I was talking about is the current end of the trail. The property to the south, which is a warehouse with a surface parking lot has a sort of bank that falls away and there is no continuation at that point, so what we've done at the south end through... in collaboration with staff is we've adjusted the geometry of the tail end of this thing to enable that future connection given the odd grade condition on the adjacent property, which, Ken, I think that's... I can't see

that that's required, but we've tried to do that in order to kind of set this up as a best possible case.

Chair: So parks bureau hasn't provided a response but it sounds as though the applicant in their design of this greenway trail did use the parks bureau's published standards.

Applicant: That's correct...

Chair: Thank you.

Applicant: I'd have to call up someone smarter than me, but yeah, there's...

Chair: Yeah. Okay. So also, one final question for you, as follow-up to public testimony. Will you very briefly quantify the number of meetings you've had with the Pearl District Neighborhood Association, and whether those meetings were with the general membership or the planning and transportation committee?

Applicant: We were invited to present for the planning and transportation committee three times. The third presentation, which was after one of our hearings here, in the middle of that meeting, we lost -- they lost their quorum.

Chair: Okay. So, you've been on their agenda, you've presented there. As far as I know, we have never received a letter of support or any public testimony from the neighborhood association.

Applicant: That's correct. That was our understanding. They weren't able to take action because they didn't have a quorum.

Chair: Okay. Thank you very much. So, now, Commissioners, the record has been held open so we won't be voting today, but I would like to give you the opportunity to comment very briefly, especially, Jessica, since you had some concerns coming out of the last hearing date, and Sam, because you were not hear at the last hearing date and have simply listened to the record and reviewed the packet. So final comments are now welcome, and then we will negotiate the record being held open.

Jessica: Okay, so, based on the revisions that you made, I think, for me at least, the building generally meets the guidelines. The massing much better relates to the context, which is typically, as we discussed last time, podium and then just a tower not so much stepping down. And I believe that we went over this last time, but there are several guidelines which are far exceeded and some which are just barely making it but are doing so. So without voting, that pretty much covers it.

Chair: Sam?

Rodriguez: Yeah, I wasn't here for the last hearing, but I did review the package and listened to the testimony and the hearing. I'm having a little bit of a phantom limb because I actually thought they did a good job in integrating that box, let's say, between the tower and the podium building. It was a problem in the previous hearings and I think they did a good job, but I also think the way it looks right now is good, too. I think the addition of that extra floor on the podium level, it doesn't affect very much the overall design and it does clean up the tower. I think I can get used to the whole thing without having the box. In terms of how it sits on the site and the views of the bridge, I think the presentation of those photos that you did, I think it's pretty good. I think it does show that, you know, there's no static view of this thing that needs to be preserved of the bridge. It's nice to have it, but it's nice to - like in any city, you see things and then you don't see them. And the reality is that this whole waterfront is going to get developed and there's going to be a lot more buildings. Some taller, some shorter. I mean, it's going to be all sorts of things and there are some rules about, you know, accessing the greenway and that you've met. Here I think handsomely with this plaza option and as the other projects get developed, that's the new context. So I think I understand the neighbors' concerns about, you know, trying to have better views, but we are a developing city and I think the density is important, and I'm a big believer in density, and frankly, I've got a building that's going to lose views with this thing, but so be it. It is what it is. So I'm supportive of this current design.

Chair: Okay thank you very much. Don any final thoughts.

Don: Not a lot. I wonder sometimes if they could have - if they didn't have to add another floor to that brick portion on the south end. Do you really need all those units?

Chair: Apparently so.

Don: Been a little more successful I think having that a little bit lower. But that little lump at the bottom of the tower was always a pretty awkward form. And the last iteration, actually, was the best one you've ever done on that. It was more harmonious. But it was always a bit of an uncomfortable juxtaposition of the different pieces. So, in regarding the width, you know, extra width probably would be good but I don't know how we get it because it's - you could go out over the river, is that what I heard before?

Ben: I'm sorry I didn't understand?

Don: Could you extend the pathway out over the river or would it have to go inland?

Ben: I would have to say – I'd say it would come out of the benches and the tree space. There's an existing seawall that kind of defines that edge.

Don: Oh this. This is a fixed edge?

Ben: Correct.

Don: So it can't come there it has to go there. And it gets a little uncomfortable on this commercial space if you push it too far in. then they lose, kind of, there sense of private space so. I'd like to see it a little wider also, that was always a bit of an issue. It was brought up, I think, in some of the first hearings we had. But at that time you had it down to ten feet at some point.

Ben: We did. Correct. Which is – we understood the initial parks criteria said the path had to be between ten and twelve feet as a minimum. Which is an odd thing that that's the way that reads.

Applicant: If I interject...

Don: I don't know if there's any room to move to get it a little wider. If there is I would encourage you to do that but...

Applicant: I just wanted to interject with a point about the greenway standards and the tree requirements.

Chair: Yes.

Applicant: The trees could also be planted, technically, below the seawall. Which, I think as the commission discussed previously would maybe obstruct views...

Chair: Yeah

Applicant: ...and that was seen as not to be a good thing.

Chair: We liked the trees inboard rather than outboard. Yes.

Applicant: Right. But I did want to put that out there again that that is a possibility.

Rodriguez: And let me ask you a question though, we talked about Parks is the one that really regiments how this gets – the pathway gets developed. When do they come into that process, I mean could they still get this rejected by Parks? I'm just asking the question.

Applicant: I don't know the answer to that.

Rodriguez: Okay.

Applicant: If their following the parks standard – Parks is not the one that will be developing the trail.

Rodriguez: Right.

Applicant: So, if their following the standard, I think there may be an easement requirement. But that’s – public access and maintenance requirement. But I don’t know what authority Parks has to review or deny a trail.

Rodriguez: And it meets the standard as far as you...?

Applicant: That’s correct.

Rodriguez: Okay. Well...

Chair: So maybe that review process is something we could clarify before we reconvene. Just...

Applicant: I’ll see what I can find out.

Chair: ...for everyone’s betterment and knowledge. Okay, so it sounds Don as though if we were to do a straw poll now you would likely be a favorable vote. I think that we would likely have three favorable votes.

Don: I think that’s the case. Again, this thing could be adjusted and we could go on for quite some time.

Chair: Yeah.

Don: But at some point we just have to make a decision and move on.

Chair: Okay. So, the record is being held open. I think the topic now is to decide if there is any reason to adjust the 777 rule. And I would like staff’s opinion on that. We have not heard from the neighborhood association.

Ben: So I think we got a point of clarification through our city attorney. The neighborhood either submits written comments during the first 7 days or a response of any kind during the second 7 day period. That would give them standing to appeal.

Chair: Okay, but that would then require that comments from the neighborhood association be received by the 14th and the meeting happens on the 14th.

Ben: The meetings on the 14th, right.

Chair: So, are we within our rights to extend it by 24 hours to give the neighborhood association the 15th presumably a day to turn around...

Ben: Yes.

Chair: ... written comments.

Ben: You are.

Chair: So do we do 877?

Male: [inaudible [1:04:47]] the last day.

Ben: Right. So, I think the way we would recommend approaching it is giving an 8 day comment period for the initial period, and then an 8 day period for responses to be received. And then...

Chair: 887?

Ben: ...at the applicants discretion they could waive their final rebuttal period to have a hearing to vote on the 21st.

Chair: Okay.

Ben: Otherwise we'd be looking into January

Chair: Okay so, let's ask the applicant what the applicant thinks about that. Our proposal is an 8 day period for new evidence, an 8 day period to respond to new evidence and then a waiver of that final 7 day period. And if you need a minute, if you'd like to step away from the microphones and have a conference you are welcome to. We can give you a couple minutes.

Applicant: No. We appreciate that. I guess our concern today is obviously we were really hoping to have a vote.

Chair: And we are not – we are not able to.

Applicant Is that – do you have legal responsibility not to – I guess that's where we're confused.

Chair: I believe that that's the case, that once the record has been requested held open...

Male: Yes. This is a continued hearing—Steve I'm sorry I didn't have a chance to talk to you before—this is the third time we're here, it's a continuation of the first hearing. We have to hold the record open.

Male 2: That's not true.

Applicant: Okay. So our understanding of that is that that's incorrect. So – I mean that's what we, I guess, we don't understand why that's an issue today. I guess our argument, our interpretation, our understanding is that you guys have the option to make that decision there ...

Chair: And I will perhaps represent the entire commission, perhaps not when I say this, I would like to hear from the neighborhood association. I would like to give the neighborhood association the opportunity to provide us with some testimony should they choose to. They may choose not to, and that's fine.

Applicant: Okay. I guess for us, on the record, again our frustration is that we've engaged the neighborhood association, we've been extremely transparent with this process, we've had – it's our third hearing with you guys, fourth hearing with you guys actually. And so, for us it's just, you know, it's disappointing. We were really trying hard to get where we wanted to be done today but ...

Chair: Yeah. I absolutely understand that. It doesn't look like we're going to go there so are you willing to accept 8 days, 8 days, and then a waiver?

Ben: We were going to ask that we waive our 7 days and we have a hearing on the 14th because it's imperative that we..

Chair: But that...

Ben: I understand that now

Chair: Yeah. I know you get it.

Ben: I think, if that's the case, I wouldn't – in order to hit the 21st we'd take an abbreviated final response period.

Chair: Okay.

Ben: That's probably a reasonable thing to do.

Chair: Okay so looking at our agenda on the 21st, we have a briefing from PBOT on the livable street strategy followed by one type three and one design advice request. Can we bring this in at the front end?

Male: Yeah. I'll let Ben walk through the sequencing of the dates because those are important to be read onto the record. Because we'll be receiving information on one date and posting it to the web, receiving information on another date and posting to the web. And I think I just heard the applicant agree that they want to waive their right for final rebuttal is that correct?

Ben: I think I'd prefer to say that we foreshorten it in order to allow us to make the 21st.

Male: I'm asking you to do that, do you want to come back on the 21st?

Ben: Absolutely.

Male: So, the applicants waiving the right for a final rebuttal and then we can come back on the 21st.

Ben: But what I'm saying is if you can extend the 8 day, can't you make the final one 2 days. Something so we have...

Chair: So, that you do have an opportunity to consider and respond?

Ben: As long as this is gonna be dragged out to that extent I think that that would be a reasonable thing.

Male: Okay so you want to respond to any new information that might come in..

Ben: Yeah and I can't see us needing more than 2 days to do that if we need to at all.

Male: Okay, that's fine.

Chair: So Ben and Tim are reviewing the calendar and will tell us the deadline for submitting new evidence and then will tell us the deadline for responding to that new evidence.

Male: Do you want to working days or two calendar days?

Ben: Are they Saturday Sunday?

Male: Yeah.

Ben: What are we looking at?

Male: It's your two days. Do you want to work the weekend?

Ben: That's fine. Why don't we make it the end of day the following Monday, that's fine. May I ask, what's the expectation of us? What are we supposed to do at this point? So, we're not being requested to provide any new information?

Chair: No you're not.

Ben: We're not being requested to make any revisions?

Chair: Nope. You aren't.

Ben: But we're being required to represent to the neighborhood association?

Chair: No.

Ben: Oh.

Chair: No. we are simply giving the neighborhood association the opportunity to provide testimony should they choose to.

Male: And if I might add, I think you've provided a lot of evidence already so I don't think you have any more evidence to provide. This would be new information.

Chair: You do not. Yeah

Male: The second period that Bens gonna recite the dates which are important will be an opportunity to respond to any new evidence that's presented by others.

Ben: Okay.

Male: You would not be allowed to provide any new evidence in response. But you can respond. You can look at the argument being presented and maybe reformat information you already have and respond in that way. And in your final rebuttal which is – probably end up on a Monday and ben will cite the numbers – you can kind of pack it into another final written testimony. And then that will present itself, we'll come back on the 21st for a close record hearing. The commission deliberates and votes.

Ben: Okay.

Applicant: Okay so I think rather than saying 8 days, 8 days and then a final hearing – because the second 8th day would fall on a Saturday – think what I would propose is that we allow the first comment period, which is to provide any new information as part of the record, to close at noon on Friday December 8th. The second period to respond to new information provided to close on Friday December 15th at noon as well.

Chair: Noon?

Applicant: Noon.

Chair: Friday December 15th. So, if we're going to receive any information from the neighborhood association it needs to be in Bens inbox by noon on Friday the 15th. Okay. Thank you very much.

Applicant: Thank you. And then the applicant has stated that they would waive a portion of their rebuttal period and provide information if needed or if so desired to staff by the end of business day on Monday December 18th at 5pm.

Chair: Okay, close of business on the 18th. And this hearing will then continue until Thursday...

Applicant: December 21st.

Chair: The 21st. and we will publish the time in the agenda that is posted online.

Applicant: Correct.

Chair: Okay. I believe that closes the considering of this case for today. Will be continued until the 21st

Applicant: And the record will be closed...

Chair: The record will be closed, there will be no new testimony

Applicant: As of noon of December 15th.

Chair: Great. Thank you very much. Thanks to everyone for attending. So we'll take a ten minute break and move on then to a design advice request for the Wells Fargo center.

Fremont Place Design Review Hearing 12/21/17
Audio Length: 00:18:48

12-21-17 LU 16-278621 DZM GW

Chair: Okay, here we go. Item number 2. LU16-278621 DZM GW. This is a continuation of the hearing for the Fremont Apartments. Do any Commissioners have a conflict of interest, or bias or ex parte contact to declare?

(Various "No")

Chair: No? Okay. And we have a slightly different line up of Commissioners here today than we had at the last date we met to hear this case. Don Vallaster was here then, he is gone today; and Andrew Clark is here. Andrew have you reviewed materials, are you prepared to vote today?

Clark: I have reviewed materials and I'm prepared to vote.

Chair: Awesome, okay, thank you very much. And before I hand it over to Benjamin, I would like to just very briefly review the procedure for a Type 3 Hearing. This is a continuation because at the last hearing, which I think was in late November,

Benjamin: November 30th.

Chair: November 30th. It was requested that the record be held open. There was additional evidence that was then submitted in the first seven (7) days following that request to hold the record open. And then all parties had a chance to respond to that evidence. The record remained opened for a second seven (7) days and then the Applicant had a chance to respond to everything that had been submitted to date. The record closed two (2) days ago, Ben?

Benjamin: The record closed to public testimony at Noon on Friday, December 15th.

Chair: Last Friday, the record has been closed since last Friday.

Benjamin: And then at 5:00pm on Monday for the Applicant's rebuttal.

Chair: Okay. And we received the rebuttal from the Applicant before 5:00 p.m. on Monday of this past week, so that would have been the 18th. The record is closed today and we will not be opening it, but Ben will make his report and recommendation and we will then ask for a vote.

Benjamin: Correct.

Chair: Alright. And the Commissioners will also have the opportunity to provide final comments, should they choose.

Benjamin: I was going to say, you're still welcome to have discussion among yourselves.

Chair: Okay, thank you very much. Okay. The floor is yours.

Benjamin: Okay. Thank you. I think you covered that pretty well. I have no new presentation to show you today. I trust you've all reviewed the new evidence that emailed to you over the last couple of weeks. Just to, I'll do a quick summary of what that evidence was. We received email testimony from Lawrence Maiser; email testimony from Ellen Drumheller; email testimony from David Deisert, on behalf of the Planning and Transportation Committee of the Pearl District Neighborhood Association; some additional email testimony from Larry Maiser; Greenway Multipath Dimensions and Adjustments Plan from the Applicant's; and with that a revised site plan, replacing Exhibit C.02. The following week, responses to new evidence, we received email testimony from George Gallster; we received design packets from the, or design packet sheets from the Applicant's adding sheets APP-44, APP-45, APP-46, and again resending the Greenway Multipath Dimensions and Adjustments sheet that was sent the prior week. That information addressed some of the greenway comments made during the first week of new evidence. The Applicant's also submitted a written response to evidence submitted the week prior. We also received a response from Portland Parks and Recreation talking about the Greenway Trail. And finally, we received a letter from Stanley Penkin, President of the Pearl District Neighborhood Association, amending the testimony that was submitted by David Deisert the week prior - changing the recommendation from basically testimony in favor with conditions to testimony in opposition. Finally, on Monday, we received a final rebuttal from the Applicant's and the record is closed. All that was reflected in the Staff Report sent to you yesterday, December 20th. I'm coming to you today with a couple corrections to that Staff Report, just to make sure everything is as close to accurate as possible. And I have two (2) copies that I can share among you if you want to look at this, but I think I can quickly go through it verbally. So, I'll tell you what's been revised since this Staff Report was mailed yesterday. I had to correct the date of the expiration of the review period. The date was one day off. It said May 25, 2018. The correct date is May 24, 2018. Exhibit H-40 was deleted. It was a duplicate exhibit. I clarified the dates on Exhibits H.12, H.16, and H.42. I corrected a date on Exhibit A.10 changing it from September 28th to September 7th, which is the correct date for that exhibit. I changed the exhibit number of Exhibit 3 to Exhibit, excuse me, Exhibit A.3 to Exhibit A.3b. And inserted Exhibit A.3a, which was a letter requesting to deem the application complete, which was received on May 24, 2017. And that should have been in the Staff Report all along. That's the extent of the revisions I've made. If you have any questions about anything that you received I'm happy to try to answer that. I also have copies of everything that we can display up on the screen, if necessary, for your discussion.

Chair: Thanks very much Ben. Do the Commissioners have questions?

Female: No.

Chair: Ben, in the notes that I brought with me today, I do not have a note that tells me how many units in this building. Do you know?

Benjamin: I believe the answer is 275.

Chair: Okay. So, Commissioners, the vote today is in favor of the proposal. There are many modifications requested so I'd like to very briefly walk through the modifications and be sure there is nothing here that any member of the Commission, any of the three of you are opposed to. Modification 1 is an increase in height to the height limit of, to allow the equipment and screening of the mechanical equipment to extend above 175 feet to, it is located closer than 15 feet to the roof edges on street facing façades and covers more than 10% of the roof area. A conversation that we've had in the past indicates that we are largely in favor of it, as designed, because it is a coherent rooftop strategy.

Clark: That's correct.

Livingston: That sounds good.

Chair: Okay. A relatively standard modification for bicycle parking to allow racks to be closer spacing than the development code states. The height of the building, Modification number 3, allows the height to exceed the maximum base height of 100 feet by 75 feet, so height is extended to 175 feet. This also allows the length of the façades above 100 feet to be extended to 120 feet in length. And the proposed façade length on east and west façades is proposed at 125 feet, 2 inches. And proposed façade length on north and south façades is 142 feet, 8 inches. I think we've discussed this at past hearings.

Livingston: Correct.

Chair: Okay. Required open area development standards require that there be no more than 50% of the plaza area in shade at noon on April 21st. Diagrams that we've seen at past hearings show that the development does not comply with this standard at noon, but does comply with this standard by 1:00 p.m. So, it's, okay. Setbacks for development from the Willamette River. This is Modification number 5. Portions of the building over 35 feet in height that extend into the setback area require the building to setback from the greenway by one foot for every one foot of height. We've seen diagrams that describe how this building interacts, how its massing interacts with the setbacks. This modification also allows building dimension to be 230 feet 9 inches in the east/west direction rather than the maximum allowed 200 feet; this is no change from what we've seen in the past. Modification number 6 is to pedestrian standards. Landscaping between the sidewalk and along NW Naito Parkway, covered with ground cover and other low plants. **[10:00:00]**. No issues there. No? Okay. And, number 7, parking area setbacks. This is landscaping between the south lot line and the driveway from Naito Parkway, and this was a new modification introduced at the last

hearing date. Okay. No surprises there. Alright. Are there any issues with any of the conditions as described?

Livingston: No.

Chair: Okay, so B through K are fine. Ben, I'd like to propose, this is for discussion with Commissioners, that there be one additional guideline that follows Portland Parks' request that the guardrail at the seawall be replaced. Have you had any discussion with the Applicant about that, is that acceptable?

Benjamin: Yeah, we did talk about that at a meeting with Portland Parks. It was not something that they were looking at doing for this design review, but something that they were willing to explore later. I don't want to speak for them as to what their schedule would be for looking at that, but, it has been discussed with Parks. Parks would certainly like to have that happen and it just depends, I think, on the feasibility. That's why the Applicant's weren't able to respond. They don't know exactly what the situation is on the seawall.

Chair: Okay.

Benjamin: Yeah.

Chair: Any thoughts from other Commissioner's on the seawall?

Male: How much leeway does Park have to negotiate that at a later date? Because the seawall, I mean the greenway doesn't have to be approved by Parks, right? Just the, they have to meet the standard?

Benjamin: They have to meet the standards, correct. The guardrail would also have to meet their standards. I don't happen to know offhand what those are, but there are several examples around the central city of newer guardrails.

Male: It seems to me that if they're trying to figure out the technical they should, Parks will be on top of that.

Benjamin: The specific issue that Commissioner Livingston is raising is that the guardrail is set several feet away from the edge of the seawall currently. And if it could be moved closer to the edge then there would be more space for the trail.

Clark: We did discuss that.

Male: Because at the end of the day it's a standard that we don't really control.

Chair: But, they are requesting quite a lot of modifications. And the wording is PBR Staff also requested and strongly encouraged that the Applicant's remove the existing seawall guardrail and install a new guardrail closer to the river on the seawall to add additional space on the greenway trail. Considering how much of the greenway trail is really getting narrowed down because of the design, it seems

pretty fair to ask them to move it over, particularly if the recommendation is coming from Portland Parks. Who is the body that we were looking to for the appropriate..

Livingston: For some guidance.

Chair: Yes.

Benjamin: I think if you're looking at setting a condition of approval, it would be reasonable to tie it potentially to Guideline B-1. Which is, excuse me here, reinforce and enhance the pedestrian system. And there is a section in the findings that I can read out loud for you. Right now it reads: "the greenway trail segment will be retained along the eastern side of the site. Planters and landscaping, benches, ground floor storefront windows and canopies will help provide a human scale along this trail." But you could also, we could also add a couple sentences to that that say something like, that "were the existing guardrail along the seawall to be moved closer to the river, additional space could be provided on the trail for pedestrians and recreational users, better reinforcing the pedestrian system."

Male: Can I ask one more, before we go, there's one more question.

Benjamin: Of course.

Male: I mean, I don't have a problem with that in principle, only they're looking for flexibility because there's technical issues that they might not be able to control. That's the part that I want to make sure that we don't lock them into something that they can't do, they need, I don't know.

Benjamin: That's right. Were the condition needed to be struck in the future, they'd have to come back to the Design Commission.

Male: So, is there, I mean, do you know of any, there's any technical issues why they might be resisting to do any or to acquiesce to that modification at this point? Or is it...

Benjamin: I imagine it's just a lack of knowledge of how the seawall is currently constructed, at this point.

Chair: Well, could we phrase it in a way that if it was feasible, if Public Parks, if Parks and Rec decided, determined that it was feasible, then it would be required, and if not, then it wouldn't be required.

Male: I think Tim would glare at us if we said that.

Clark: Then it doesn't feel like a condition, either.

Male: They need to be measurable.

Chair: But if they, but if that, if the guardrail stays there then it sets up for the adjacent projects to maintain this really deep setback. So, you're just getting more and more, it's just more space that's eaten up. In the long term.

Clark: So, Ben? Ben? There's been no exploration into this? By the Applicant?

Benjamin: There wasn't, really, enough time.

Chair: Right, it just.

Benjamin: We were really limited with the deadlines established getting new evidence in by Friday, Friday the 8th and then responses by Friday the 15th. I think they, I think they were discussing that they'd have to go in and, they'll probably know more about it once they start demoing the existing trail

Chair: Okay, so.

Clark: I would support Sam's reasoning on it, and I don't think I would condition it, just given the time, or the lack of time, and the lack of information.

Chair: So the Applicant's in the room, I know. Commission is on the record I think at this point is wanting that guardrail to be moved, but not thinking that it is an appropriate condition of approval, well it is not something that we can actually condition. But when you know more, and when you have closer relations with Portland Parks & Rec, please move the guardrail.

Benjamin: And I should add they were amenable to that. If it is feasible.

Chair: Okay. That will not be a condition. So, with that, we've been through the modifications, we've been through the conditions. It doesn't sound like we have anything else to add. Do you Commissioners have any final thoughts before we call for a vote? Motion, second, and then vote.

Male: I motion to approve as proposed by Staff.

Clark: Second.

Clerk: Commissioner Molinar?

Molinar: Aye.

Clerk: Commissioner Clark?

Clark: Aye.

Clerk: Commissioner Rodriguez?

Rodriguez: Aye.

Clerk: Chair Livingston?

Chair: No.

Chair: Okay, so the motion passes. There are likely members of the Pearl District Neighborhood Association in the room today. Should you choose to appeal it, if the appeal lands in the council chamber on a Wednesday there will be a Design Commissioner present to represent the majority opinion, and Design Commissioner present to represent the minority opinion. And I think that's it.

Benjamin: I'll just add, final findings of this decision will be issued, mailed out I should say, no later than January 5th, that's a Friday.

Female: Okay. Great, and if there should be further action, please stay in touch with Ben. Thank you.

Ending at 00:18:48 (end of tape).

Portland River District Park System Urban Design Framework Study

Portland Parks and Recreation
Peter Walker and Partners Landscape Architects
Opsis Architecture

January 16, 2001



View of River District from Centennial Mills Complex

Portland River District System Concept

The framework design for the River District Parks builds upon the Tanner Creek Park and Water Feature Steering Committee Report of October, 1998. This document sets forth in detail the location, goals, and preliminary program for the open space network in this new neighborhood. The purpose of this study is to set in place physical recommendations which not only address the planning objectives in meaningful and memorable ways, but which also generate a high level of community and civic support, not only to implement the design concepts, but more importantly to foster the recognition that the River District will emerge as a great urban neighborhood.

The Framework Plan:

Creates a strong and poetic metaphor of historic Tanner Creek. It addresses the deeper meanings of the natural cycle of water collection and storage, the visual relationship between water and land, and the natural and social life that they support.

Provides a great variety of spaces, both in terms of use and scale.

Reaches out to promote a synergy between civic and private development initiatives.

Establishes strong, guiding principles to promote a sense of place. The plan relies on simple elements which are both common and unique to the city.



View of Existing City Edge from Lovejoy Ramp



The Public and City Process

The urban design process incorporated substantial community, developer, and city input. A project steering committee was formed to guide and ultimately endorse the design. Members of the Committee included:

Neilson Abeel, Pearl District Neighborhood Association
Bruce Allen, Portland Development Commission
Christine Clark, Regional Arts and Culture Council
Steve Pinger, Pearl District Neighborhood Association
Zari Santner, Portland Parks and Recreation
Tiffany Sweitzer, Hoyt Street Properties

Assisting the Steering Committee and design team were Kurt Lango, project manager for Portland Parks and Recreation, and John Southgate, project manager for the Portland Development Commission. Two public workshops were held to solicit input into the design process. The workshops were both well attended, with close to 100 people at each. The steering committee meetings were also open to the public, with many neighbors of the Parks attending these meetings and providing guidance to the design process. Issues important to the community as reflected in the framework plan include the following:

- neighborhood identity and image
- general use of the parks at the neighborhood level
- dominance of softscape
- street parking

The urban framework proposal also underwent extensive city inter-departmental review and coordination between Portland Parks and Recreation, Portland Development Commission, the Portland Department of Transportation and the Regional Arts and Culture Council on issues relative to the boardwalk, parking relocation, acquisition of the Centennial Mill property and the role of Public Art in the project. The framework plan has been strengthened from a high level of support from community, city agency and private development interest groups.

Program for the River District Parks

The program for the Parks is straightforward:

First and foremost, the Parks are neighborhood parks, and provide identity and form for a community which is being constructed from the ground up.

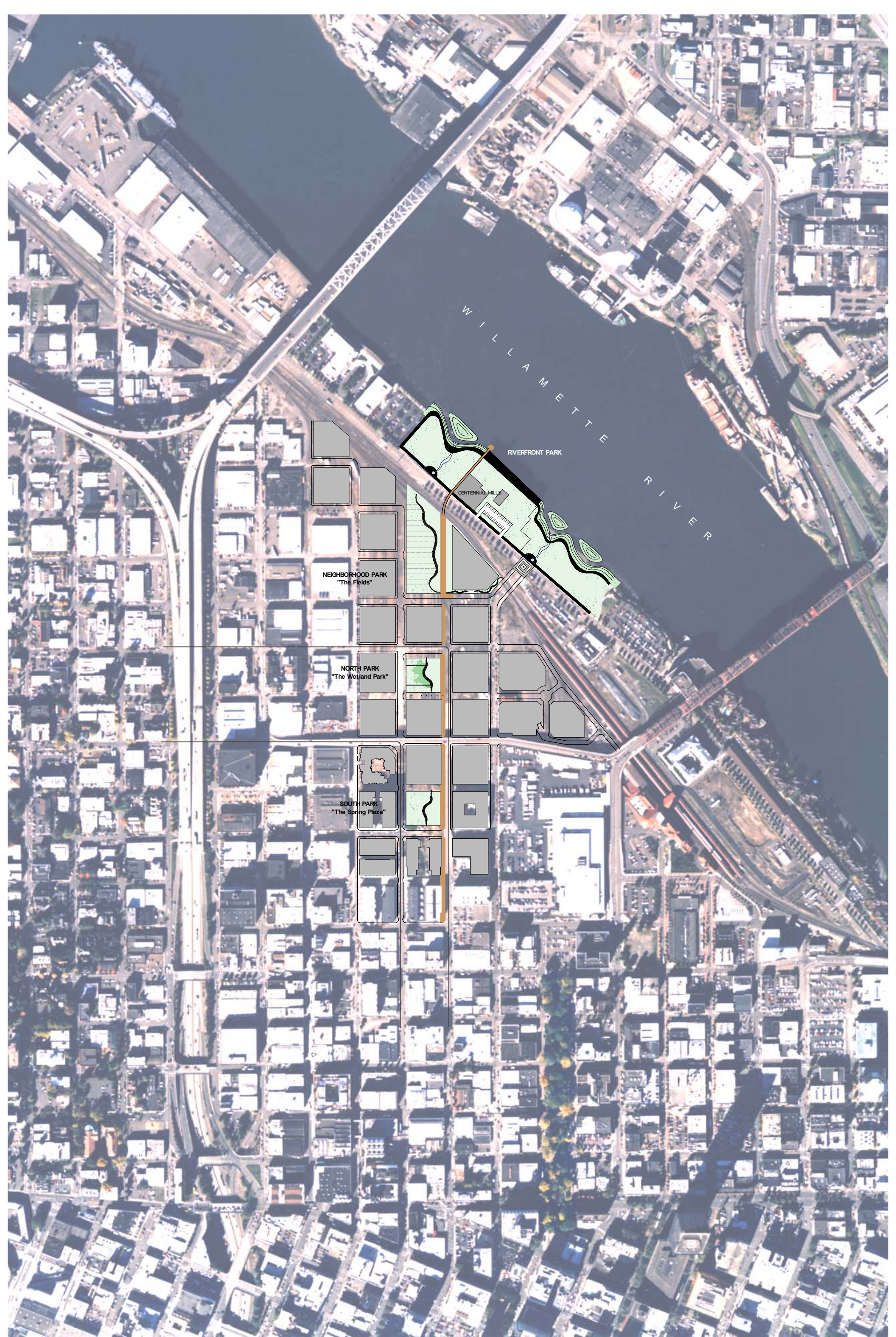
The Parks should enhance and foster retail opportunities on the ground level of the adjacent structures.

The Parks should provide a venue for Arts community. The artist-based legacy of the Pearl District and proximity of both the Pacific Northwest College of Art and the Portland Institute of Contemporary Art will enrich the life of the River District Neighborhood.

Flexibility and variety of use are important. Passive recreation, limited active recreation (no defined play fields) and performance should be accommodated - particularly in the first park.

Provide creative incorporation of water and linkage to a riverfront park network.

The park system framework must address the relocation of the Stefopoulos murals.



W I L L A M E T T E
R I V E R

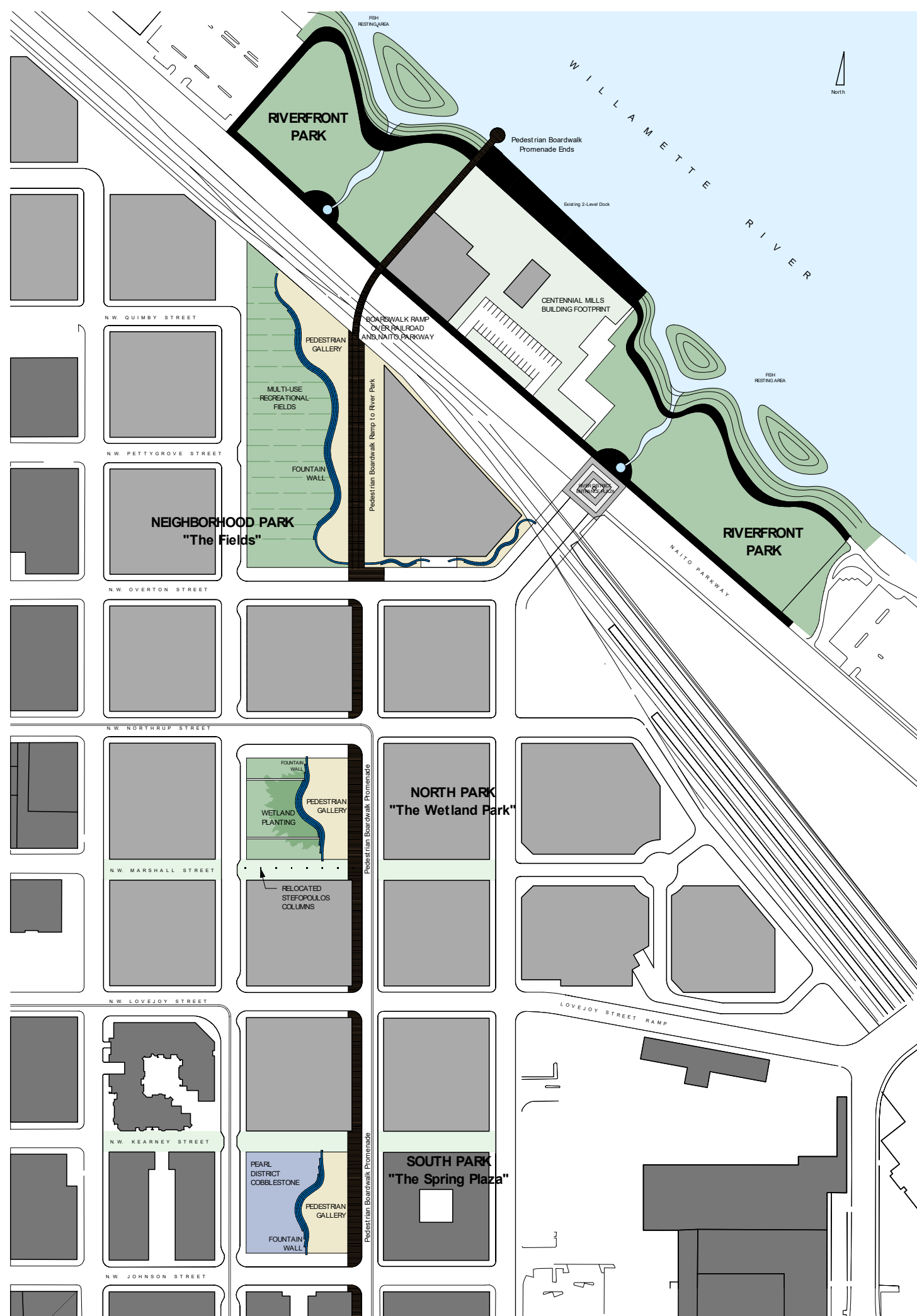
RIVERFRONT PARK

CENTENNIAL MILLS

NEIGHBORHOOD PARK
"The Fields"

NORTH PARK
"The Wetland Park"

SOUTH PARK
"The Spring Plaza"



Description of the Scheme:

The intent of the framework plan is to have the individual parks impart a distinct character to its adjacent neighborhood, as well as cumulatively provide an overall image to the entire River District and the city as a whole. It is important that each piece of the composition be identifiable and memorable, both district and city-side, to ensure its long-term stewardship and maintenance.

The plan takes cues from both the natural systems and culture of the site and the region. Earth, forest, and water elements interface with agriculture, the past industrial use of the site and the pedestrian scale of Portland's urban core.

Three constant elements and four variable elements are the key to the urban design framework plan:

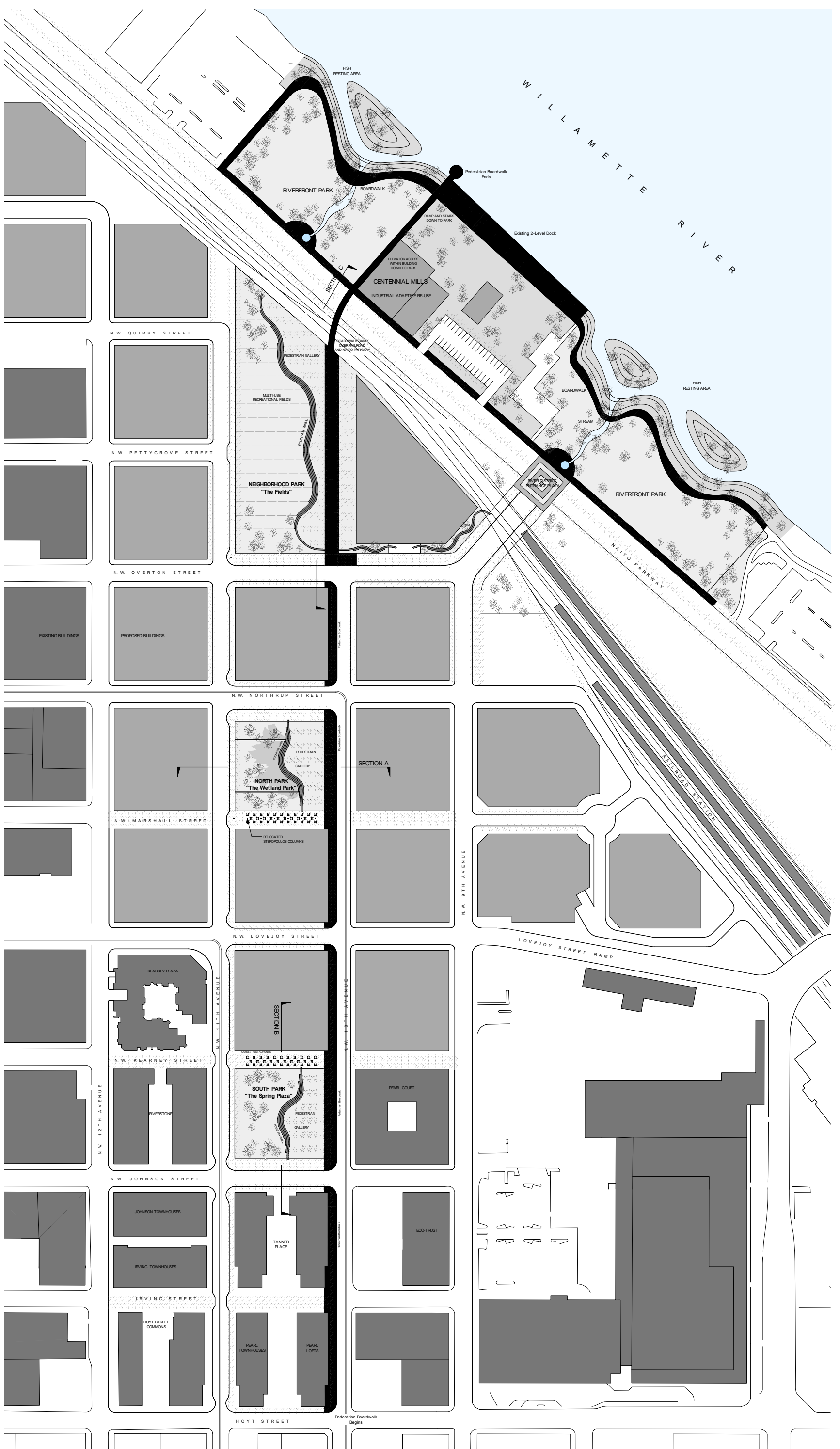
Constant elements occur at each of the Parks and extend to private development:

- The Boardwalk
- The Stone Aquifer
- The Pedestrian Gallery

Variable elements define the individuality of the Parks:

- The Spring
- The Wetlands
- The Fields
- The Riverfront

The spring, the wetlands, the fields and the riverfront are linked together by the **Boardwalk**, the **Pedestrian Gallery** and the **Stone Aquifer** as beads on a string to be viewed, used and appreciated both singularly and as a linear composition.



Scheme One

**River District Open Space Concept Plan
Portland, Oregon**

Portland Parks and Recreation
Peter Walker and Partners Landscape Architects
Opsis Architecture

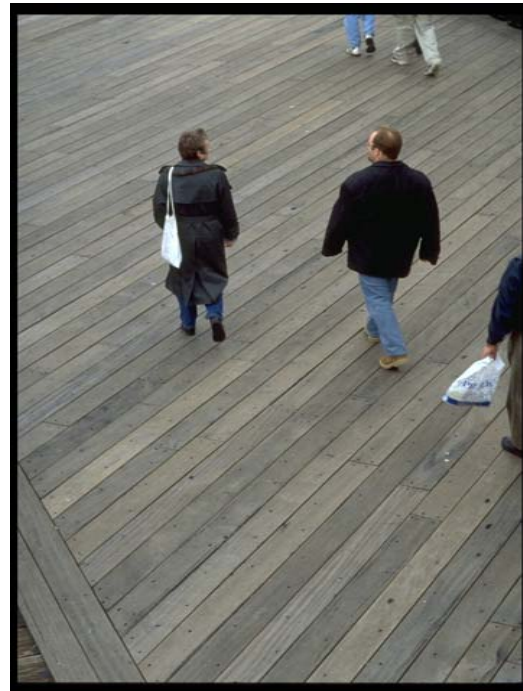


Scale 1" = 100'-0"

July 15, 1999



Battery Park City, New York



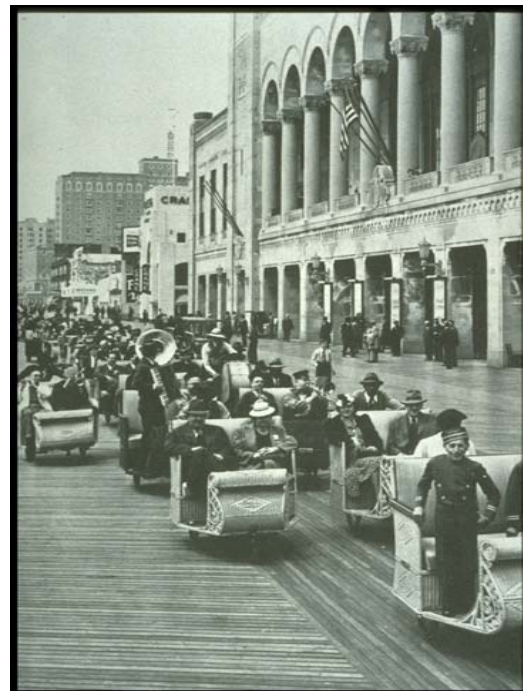
Pier 39, San Francisco



Charlston Navy Yard, Boston



Wood is Commonly Used at Waterfront Edges



Atlantic City Boardwalk

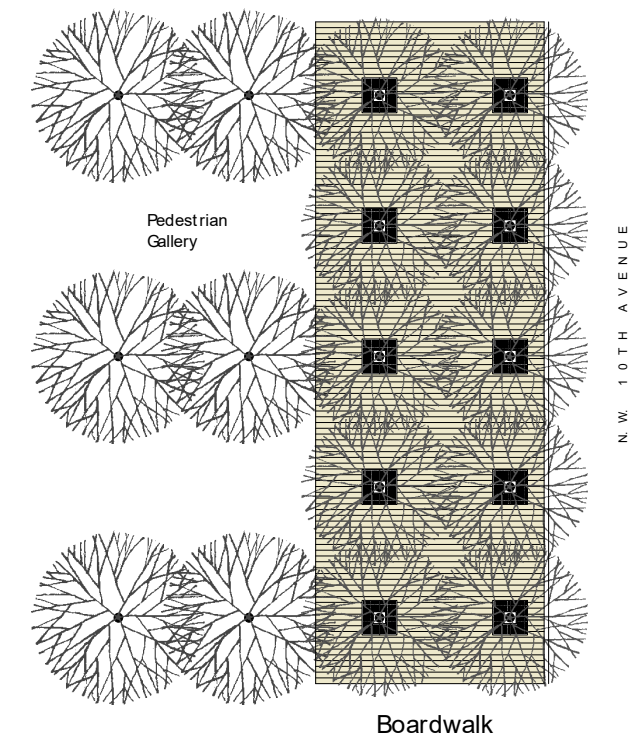


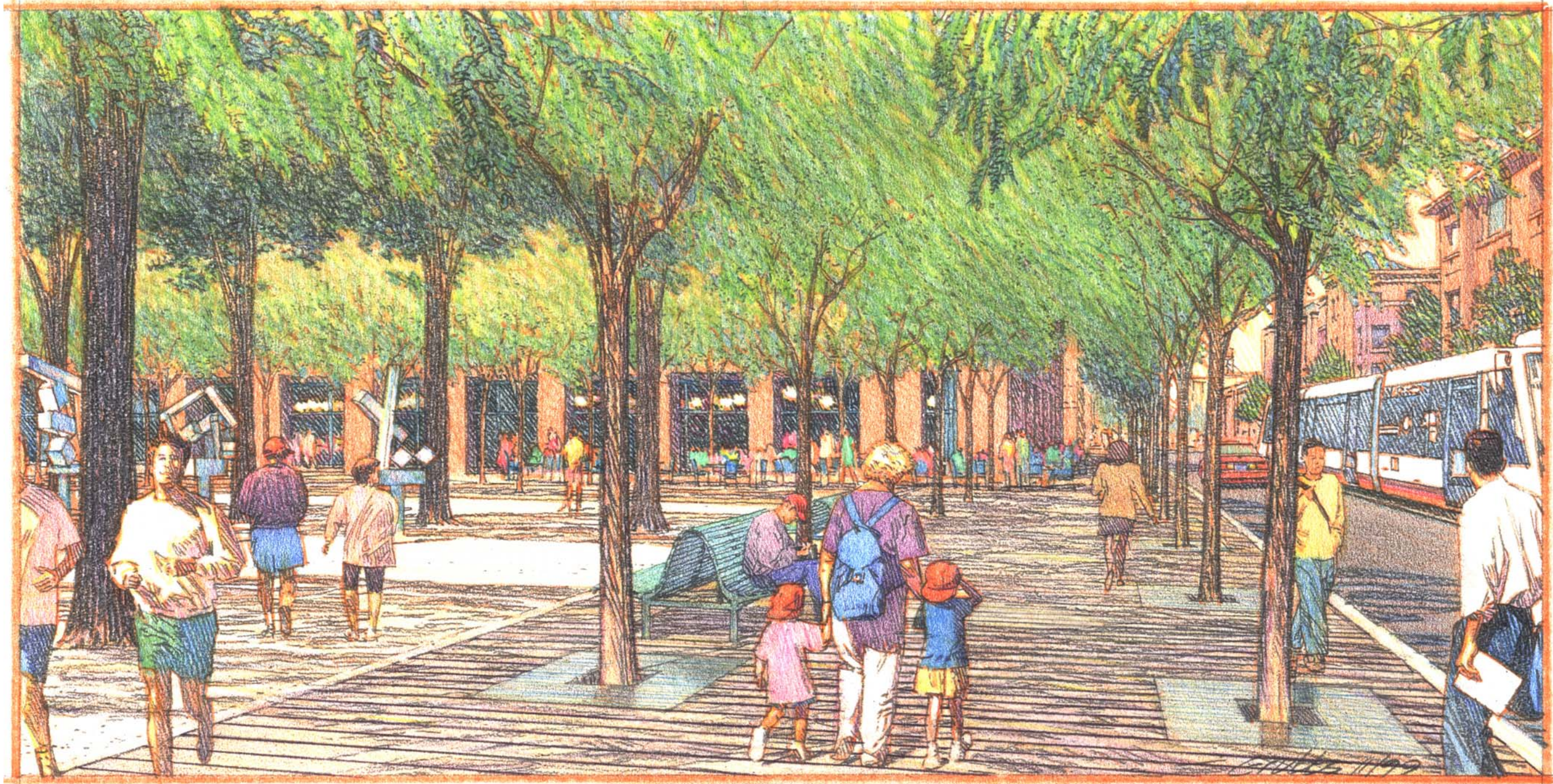
Boardwalk Ramp Experience

The Boardwalk

The Boardwalk signifies Portland's industrial past along the Willamette River, vestiges of which still exist in the Pearl District. Beyond linking adjacent retail and park uses, the boardwalk will be a core element of the River District neighborhood. This is a continuous wood-plank walkway replacing the west sidewalk and parking lane of NW 10th Street. It begins at the southern most park at Johnson Street and extends northerly to the Fields (neighborhood park). At this point, a gentle, accessible incline of the boardwalk begins, ramping up to cross the railroad tracks and Naito Parkway and ultimately connecting to the renewed Centennial Mills Building Complex (at the second or third floor), recently obtained by the city. Accessibility to the Riverfront and back to grade will be provided within the Mill building. The boardwalk extends past the building at the upper level and terminates as a major promontory, high above the riverbank.

Along retail blocks the boardwalk is 20 feet wide, with a single line of trees at street edge - allowing sufficient unobstructed width for the spill-out of retail activities and café seating associated with the storefronts. Honeylocust has been selected as the street tree along the boardwalk as its open branching habit and fine leaf pattern will maximize the extent of light and air penetration through the tree canopy in response to Portland's damp climate. The timber materials will be from sustainable sources. Adjacent to park blocks, the boardwalk expands to 28 feet incorporating a second row of street trees and functioning as a "porch" to the Pedestrian Gallery. Here, vendor carts will contribute to retail activities and provide amenity, security and interest to the Parks, helping to establish the boardwalk as "the" place in the neighborhood.







Aquifer Water Fall



Fog Wall



Articulated Stone



Darling Harbor, Sydney



Rusticated Stone



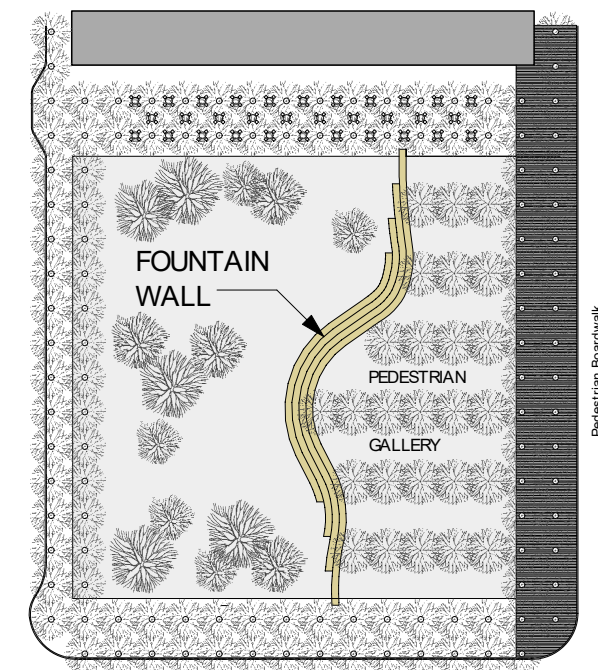
Linear Walls

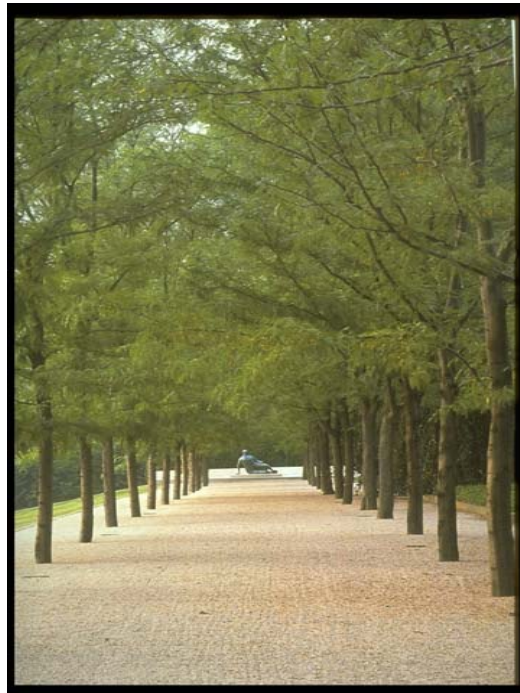
The Stone Aquifer

The stone aquifer is a continuous organizing element for the varying expressions of nature and water which occur within the linked parks. The aquifer's naturalistic construction of cleft stone represents the primordial earth below the surface, thrusting up to be the source of water (a metaphor of the long-buried Tanner Creek). This water then takes on a different expression in each park: active in the Spring Fountain, passive in The Wetlands and agrarian in the Fields.

The construction of the wall is consistent in each park, with broad horizontal platforms of stacked stone stepping both horizontally and vertically. Representative of an outcrop, it acts as a 14 inch high seatwall along the Pedestrian Gallery (the wall's high side) and descends variably from 14 inches to 42 inches on the park side. The water effects unique to each park emanate from this side.

The wall provides informal seating for a significant population when the water is not active, yet also allows for one's direct interaction with water effects. The color of the stone will be light and warm in response to Portland's cloudy days.





Honey Locust Alee, Indiana

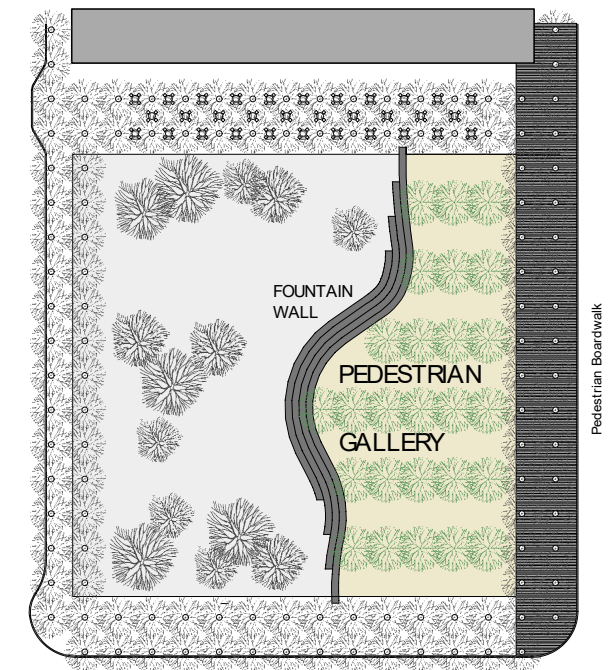


Tuileries, Paris

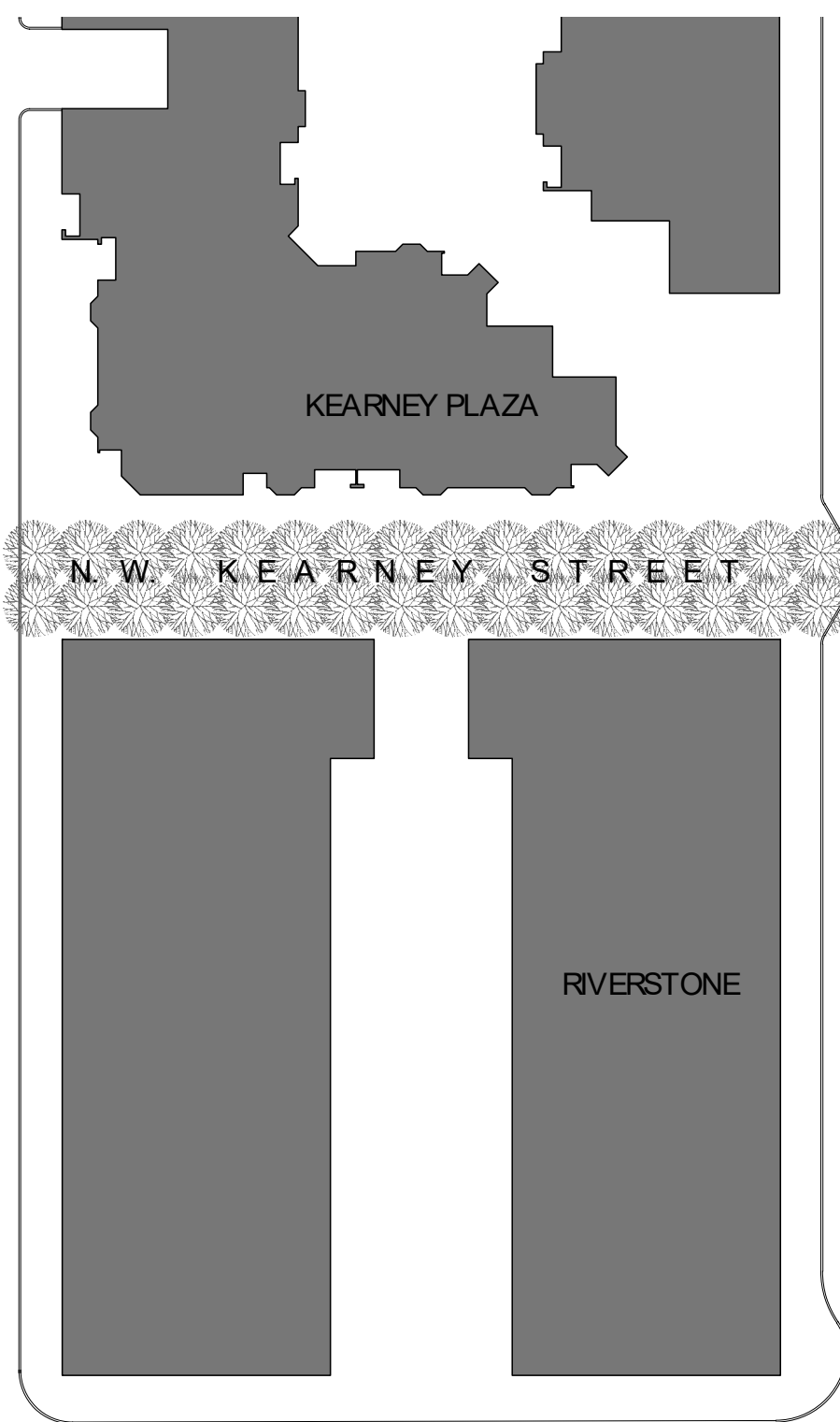


The Pedestrian Gallery

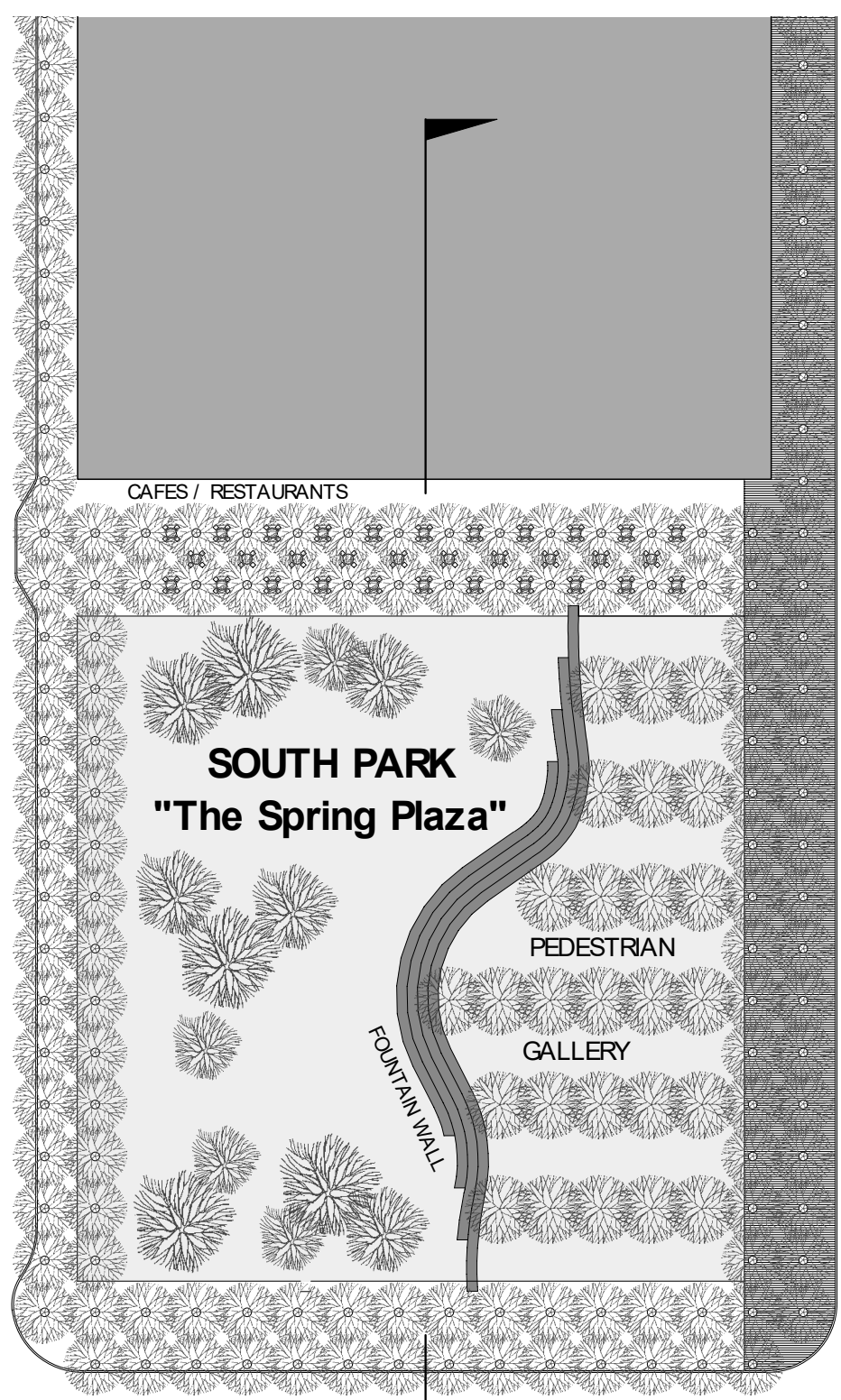
The appreciation and active promotion of the arts has been a cornerstone for the revitalization of the Pearl District. Numerous galleries, The Portland Institute of Contemporary Art and the Pacific Northwest College of Art, enliven and enrich the neighborhood. The park system in the River District will draw upon and expand these cultural associations by providing a linear place for the exhibition, promotion and creation of the Arts - the Pedestrian Gallery. Between the Boardwalk and the Stone Aquifer, the Gallery is a continuous urbane cultural space, paved in decomposed gravel of a warm color and planted with regular allées of finely textured, matched hornbeam trees to create exhibition spaces. As the name implies, it is a place of public art, both permanent and temporary, as directed by the newly formed River District Art Association. This space will have the quality of the great parks in Europe, such as the *Tuileries* in Paris. The gravel surface lends flexibility for the change out of exhibits and adjustable lighting and power will be provided.



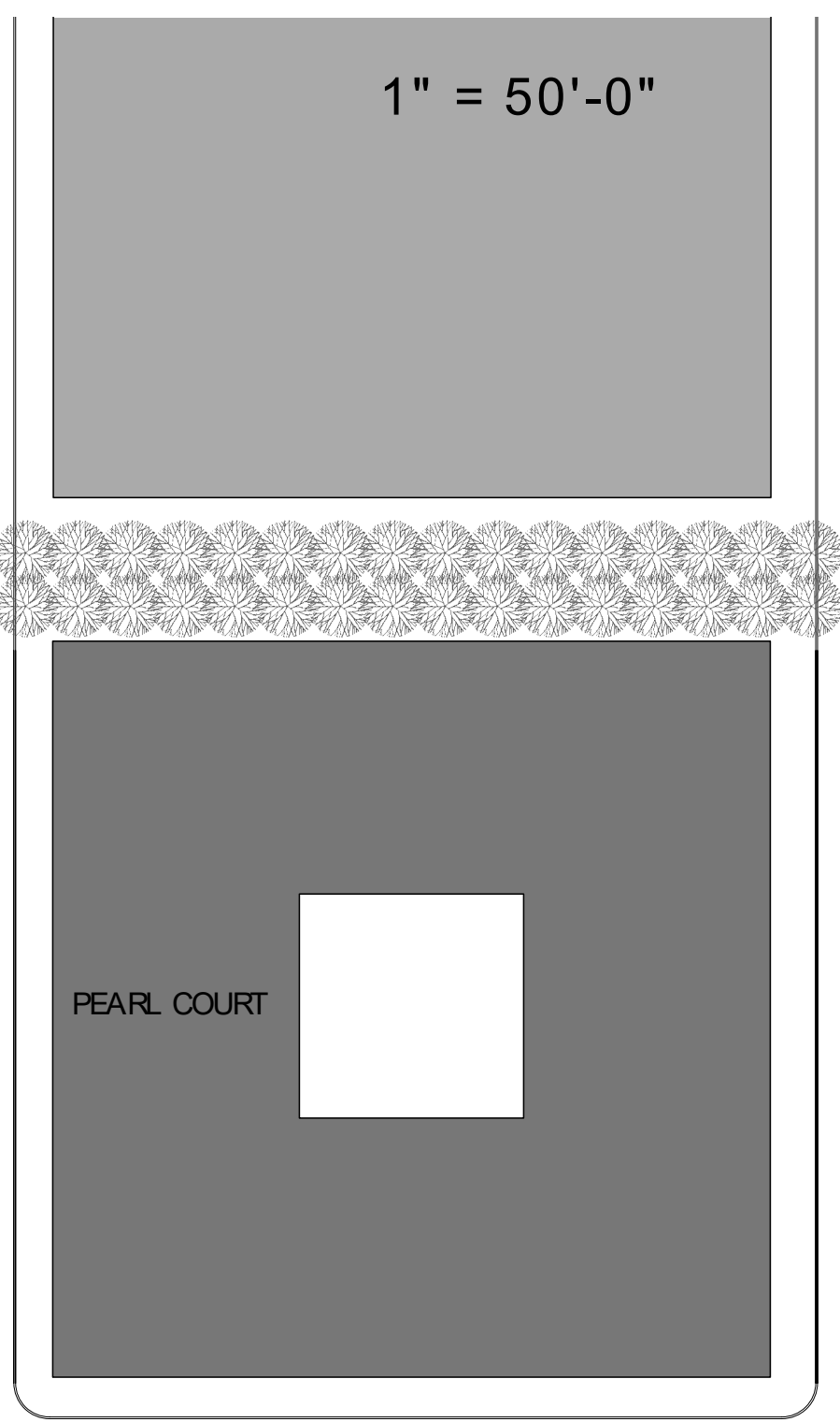
N. W. 1 2 T H A V E N U E



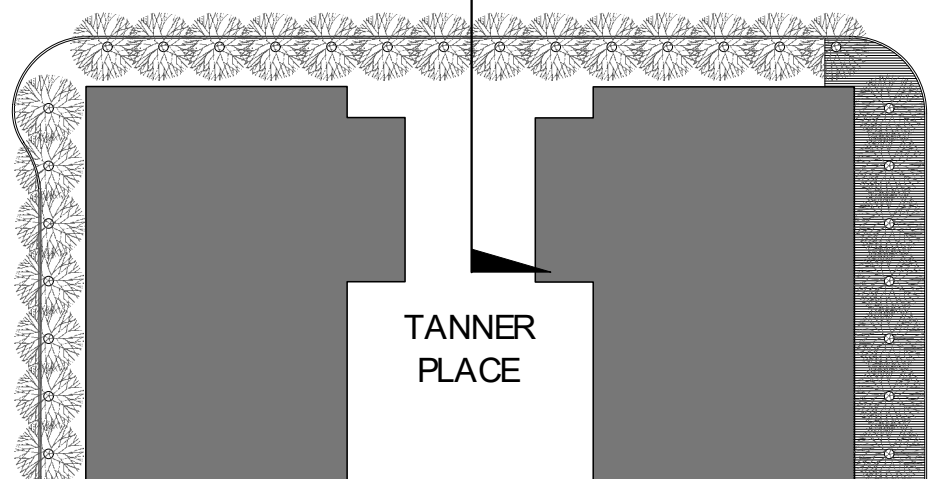
N. W. 1 1 T H A V E N U E



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N. W. 9 T H A V E N U E



Pedestrian Boardwalk



Existing River District Cobble Stone to be Re-Used

The South Park Square

The Spring Fountain: This park contains a plaza surfaced with unit pavers, sloping gently down toward the Stone Aquifer in a radial pattern creating a shallow bowl. It is planted with a grove of trees to form a canopy over the hardscape, providing shade outside the bottom of the bowl which acts as a water basin. At programmed intervals water surges from the Aquifer, cascading down its stone platforms and quickly and audibly filling the basin formed by the plaza paving, similar to wave action at the seashore. The effect is also tidal in character, with the plaza filling with water to become a reflecting pool and then quietly and slowly draining to expose the pavement. The waves repeatedly flow out from between the stones and then recede. This cycle could perhaps occur dramatically in the rainy season and gently in the dry season.

Directly across from retail (preferably restaurants), along the Kearney Street pedestrian corridor, the fountain will be a unique and soothing presence and an object of play and delight for children. Alternatively, the fountain may be turned off so the space can function as a shady hardscape plaza, a place for meetings, celebrations, or performances. The space can accommodate several hundred people but will also be comfortable for much smaller gatherings. Under this scenario, the plaza and aquifer wall play off each other, with the plaza as seating and the wall/gallery as stage or vice-versa. With the fountain shut off, the plaza will be the major, flexible use, community space in the neighborhood.



Restaurants and Cafes Overlooking Plaza



Restaurant

N.W. Kearney Pedestrian Street

The Spring Fountain Plaza

The Aquifer Fountain Wall

The Pedestrian Gallery

Southern Sidewalk

N.W. Johnson Street



N. W. N O R T H R U P S T R E E T

Pedestrian Boardwalk

Pedestrian Boardwalk

SECTION A

11TH AVENUE

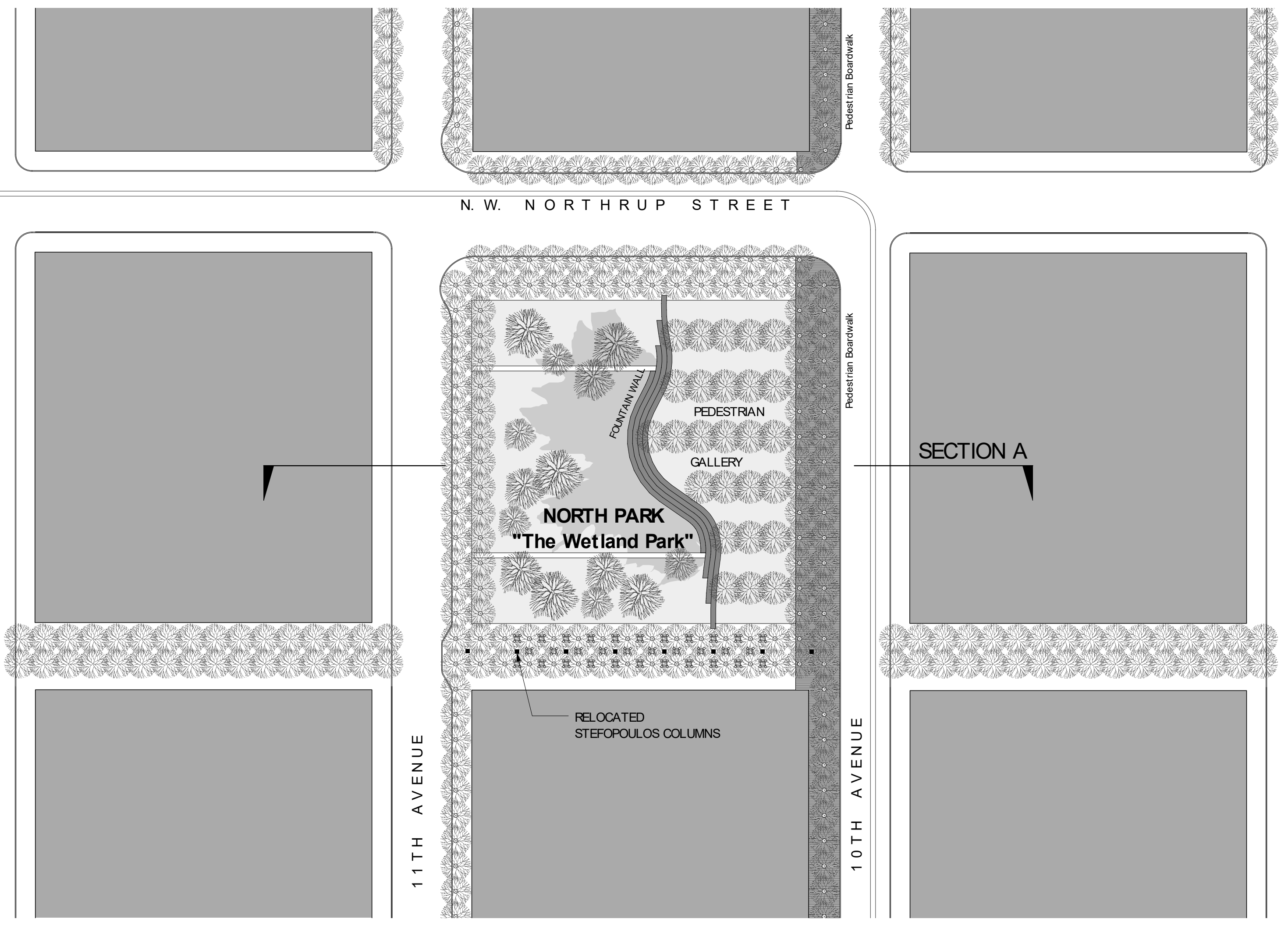
10TH AVENUE

NORTH PARK
"The Wetland Park"

FOUNTAIN WALL

PEDESTRIAN
GALLERY

RELOCATED
STEFOPOULOS COLUMNS

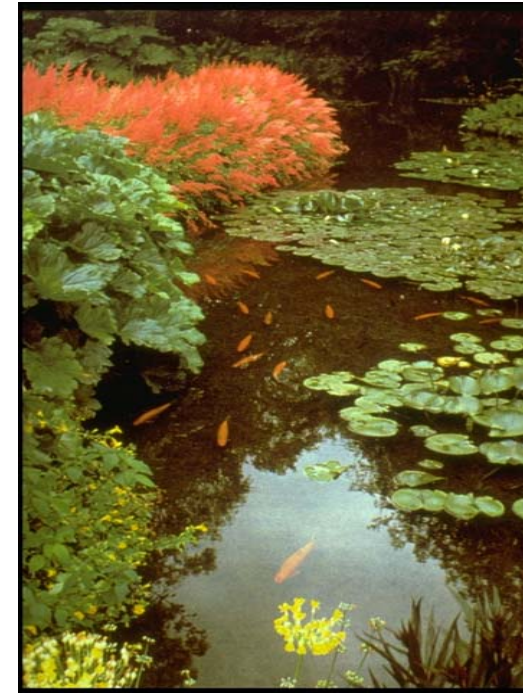




Boeing Corporation Wetlands



Bridge at Boeing



Fish Ponds



Cascade Wetland



The North Park Square

The Wetlands: In contrast to the Spring fountain's energy and space for congregation, the wetland park is inwardly focused and more contemplative in character. Symbolic of one of America's most important natural resource issues, the Wetlands will bring to the neighborhood the continuous seasonal beauty of a native grass and tree community. The water for the Wetlands gently seeps or at times quietly flows from the Stone Aquifer. At intervals, fog will also emanate from the stone, increasing the sense of mystery and solitude. The land form of this park is similar to the spring fountain plaza yet it is soft rather than hard, with an intensely planted wetland occurring at the base of the aquifer wall. Raised walkways with simple seating areas penetrate the Wetlands connecting to the mid levels of the aquifer wall, allowing visitors to closely observe the changes and the habitat that it provides.



N.W. 10th Avenue

The Boardwalk

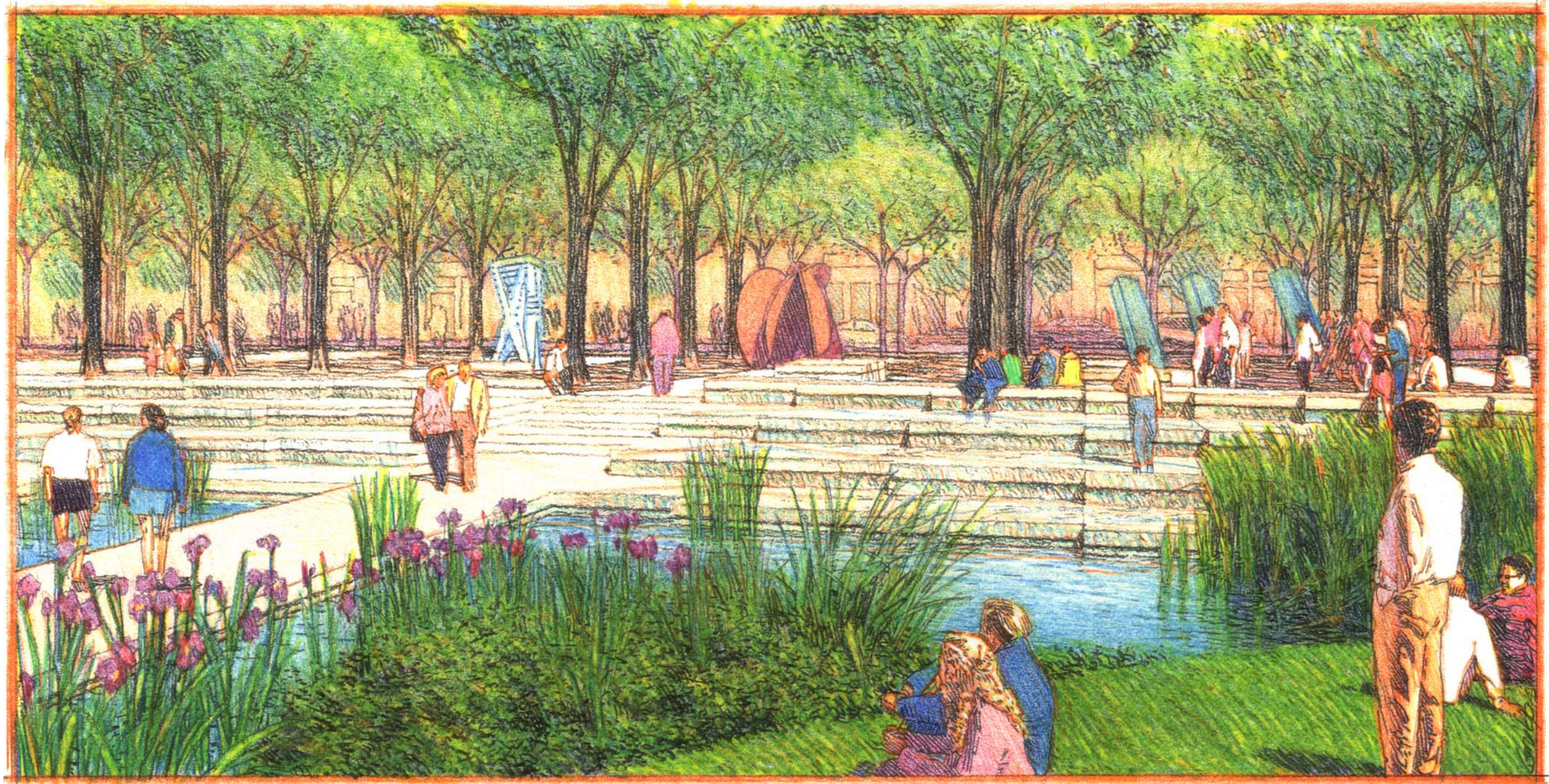
The Pedestrian Gallery

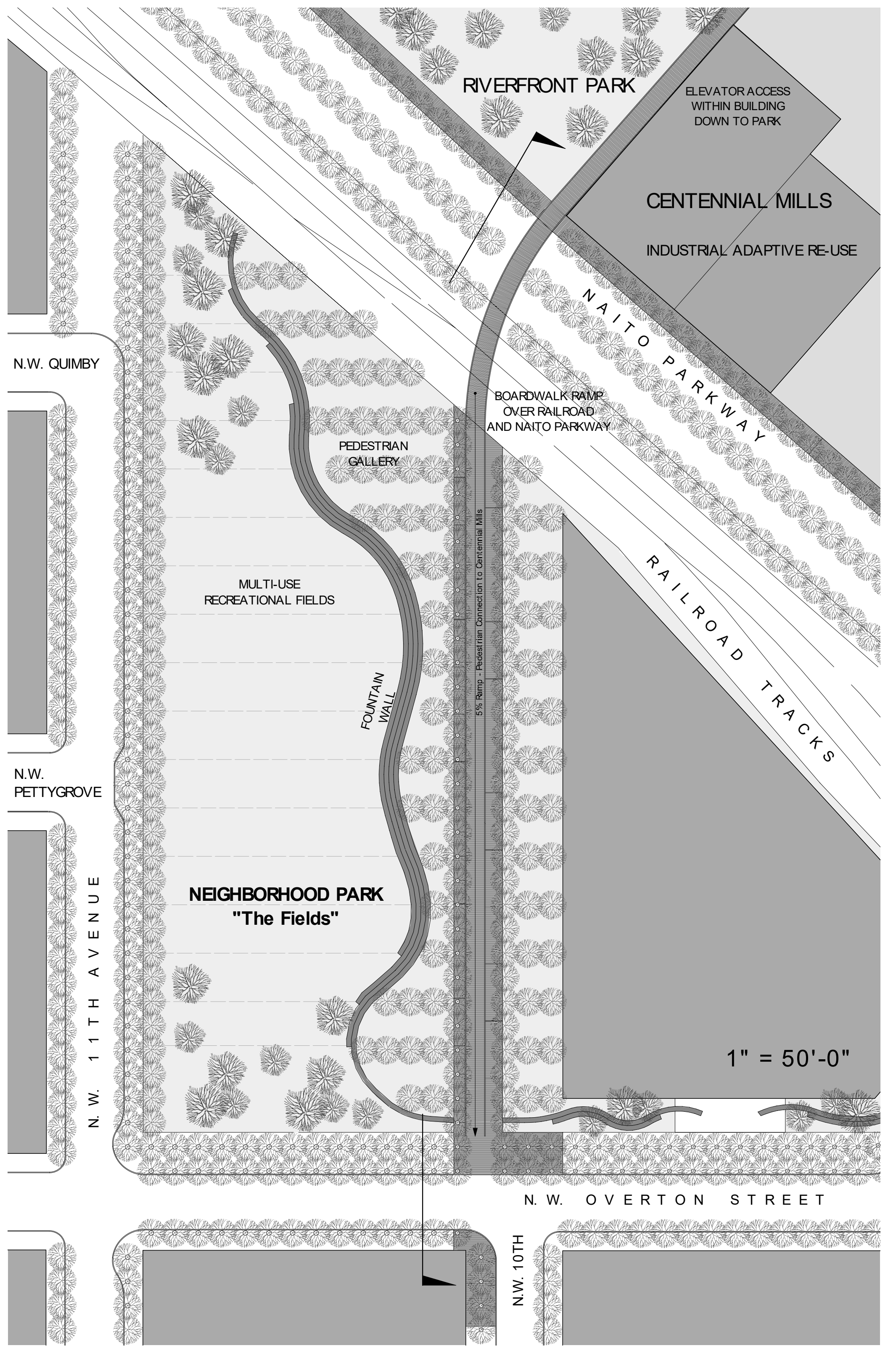
The Aquifer Fountain Wall

The Wetland Fountain Park

Sidewalk

N.W. 11th Avenue





RIVERFRONT PARK

ELEVATOR ACCESS
WITHIN BUILDING
DOWN TO PARK

CENTENNIAL MILLS

INDUSTRIAL ADAPTIVE RE-USE

NAITO PARKWAY

N.W. QUIMBY

BOARDWALK RAMP
OVER RAILROAD
AND NAITO PARKWAY

PEDESTRIAN
GALLERY

MULTI-USE
RECREATIONAL FIELDS

FOUNTAIN
WALL

RAILROAD
TRACKS

N.W.
PETTYGROVE

NEIGHBORHOOD PARK
"The Fields"

1" = 50'-0"

N.W.
11TH
AVENUE

N.W. OVERTON STREET

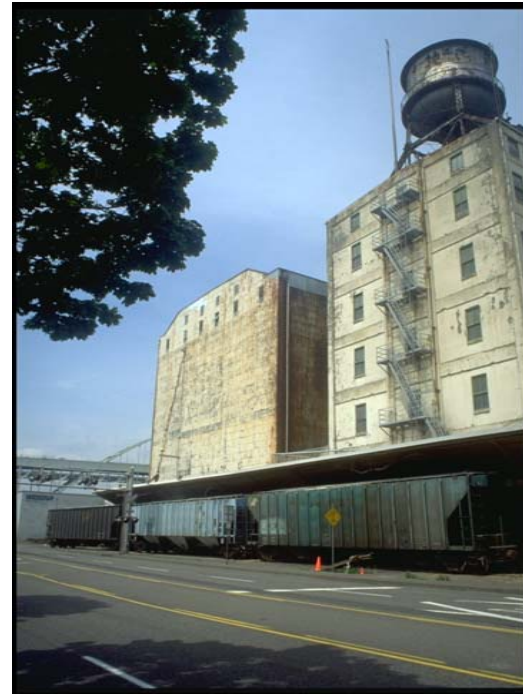
N.W. 10TH



Multi-Use Recreational Fields



River View from Centennial Mill Building



Existing Centennial Mill Building

The Neighborhood Park

The Fields: The "fields" provides a venue for the recreational needs of the neighborhood. The largest of the three River District parks, the majority of the site is devoted to a relatively flat, irregularly shaped grass meadow maintained for passive and informal recreation. Carefully sited masses of bulbs will be naturalized into the meadow for a display of spring color. Taller grasses with seasonal interest, informal tree groves and street tree rows define the perimeter.

The meadow play fields symbolize an agricultural condition, without the hydraulic sprinkler system. The modern system is replaced by a series of very shallow, imperceptible irrigation swales, originating from the Stone Aquifer, that "flood" the play fields (before dawn) during dry weather periods.

The Riverfront Park and District Gateway: Although not classified as River District Parks, the sequence of parks and boardwalk link suggests the integration of these elements to the neighborhood parks. At the regional Riverfront Park, the sea wall and railing treatment of the water's edge, used elsewhere in the city, is here replaced with a simple grass slope implying direct access to the waterfront. A stone "beach" protects and stabilizes the shoreline. The river's edge is planted with native riparian species. As a gesture towards the River District gateway along Naito Parkway, wedge-shaped stone retaining walls, mimicking the aquifer wall construction, not only provide a transition to the adjacent land uses, but extend the Park expression along NW Front Street to receive the at-grade rail crossing at NW 9th Street, reinforcing the entry to the district. Here, the Stephanopoulos columns will be placed, providing a vertical dimension to the gateway.



Boardwalk Ramp Experience



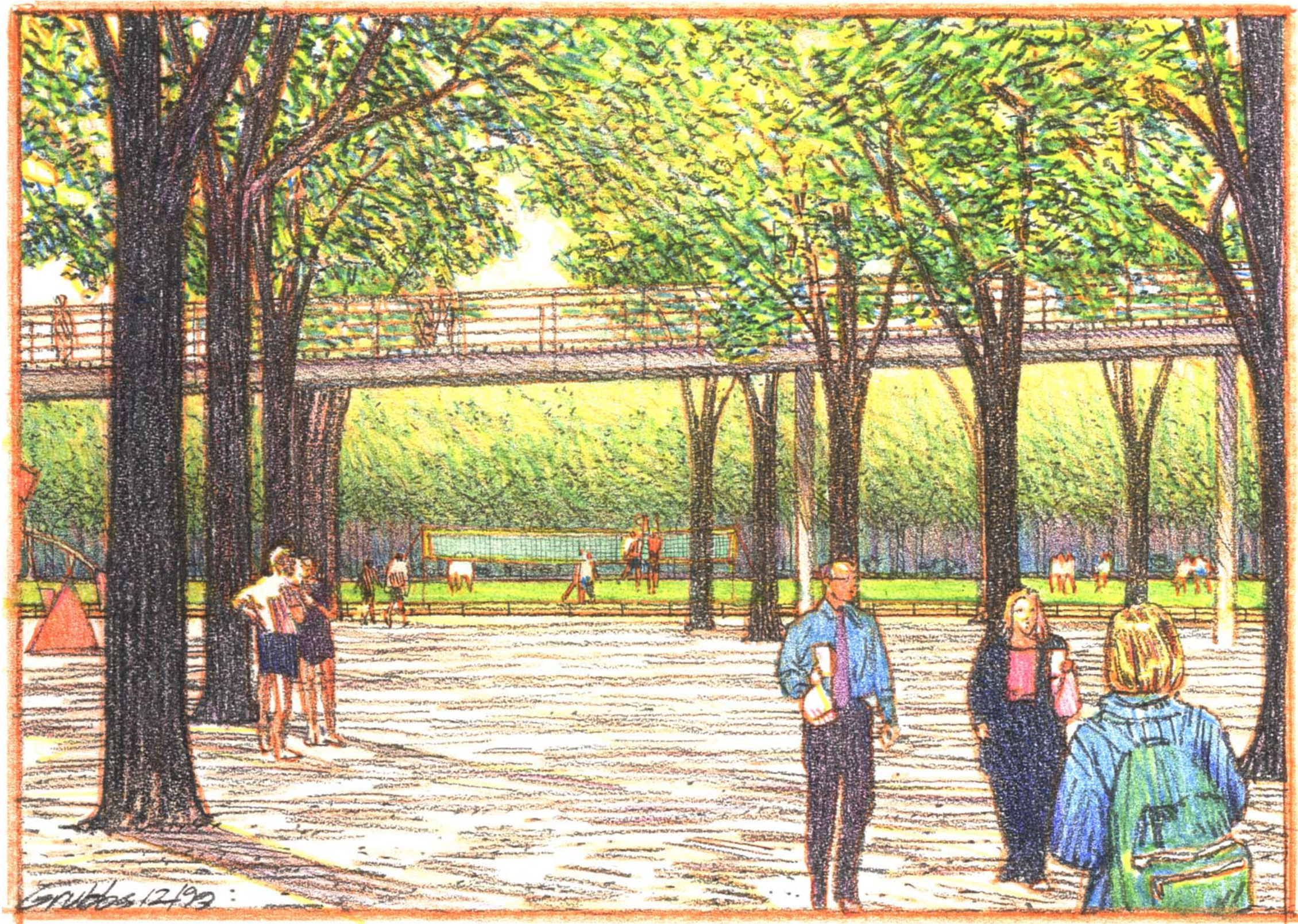
Pedestrian Gallery



Picnicing



5% Ramp from Centennial Mills - Riverfront Park down to the Neighborhood Park and the City



Grubbs 12/93