



City of Portland Design Commission

Design Advice Request

SUMMARY MEMO

Date: December 20, 2018
To: Evan Lawler, Alliance Realty Partners, LLC
From: Puja Bhutani, Design Review
Puja.Bhutani | puja.bhutani@portlandoregon.gov
Re: EA 18-261137 DAR – NW13th & NW Quimby |Holden of Pearl, Senior Living
Design Advice Request Commission Summary Memo – December 13, 2018

Thank you for taking advantage of the opportunity to hold a Design Advice Request regarding your project. I hope you find it informative and valuable as you continue with your project development. Following, is a summary of the comments provided by the Design Commission at the December 13, 2018 Design Advice Request. This summary was generated from notes taken at the public meeting and a subsequent review of the public meeting recordings. To review those recordings, please visit: <http://efiles.portlandoregon.gov/record/11686822>.

These Design Commission comments are intended to guide you in further design exploration of your project. These comments may also inform City staff when giving guidance over the course of future related land use reviews. It should be understood that these comments address the project as presented on December 13, 2018. As the project design evolves, the comments, too, may evolve or may no longer be pertinent.

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

Please coordinate with Staci Monroe as you prepare for your next DAR meeting on February 7, 2019.

Encl: Summary Memo

Cc: Design Commission
Respondents

Executive Summary

- *The Commission was divided regarding the tower location, with two commissioners encouraging a location on the east portion of the block and two commissioners willing to further consider it on the west section of the site. Applicant should provide additional studies and compelling reasons for a more informed discussion with a more complete Commission at the next DAR.*
- *The Commissioners unanimously advised against the proposed porte-cochere on NW Raleigh and encouraged investigating a passenger drop-off location from NW Quimby, at the minimum. One Commissioner suggested that if this was not possible, then the passenger drop-off could be considered on NW Raleigh, given significantly better and stronger pedestrian-oriented design and landscaping.*
- *The Commission unanimously suggested pulling the building back from NW 12th Pathway, particularly to better meet guideline A3- Respect the Portland block Structure. They encouraged more articulation and scaling down of the building wall along NW 12th Avenue.*
- *The Commission unanimously suggested further investigating the programming and design along NW Quimby Street to better address parking, loading, passenger drop-off and the memory care courtyard.*
- *The Ground Floor Windows Modifications could be supported based on improved building design and programming that successfully integrated uses along Quimby Street.*

Commissioners Present. Julie Livingston (Chair), Jessica Molinar (Vice Chair), Don Vallaster, Zari Santner.

Summary of Comments. Following is a general summary of Commission comments by design tenet. Please refer to the attached Community Design Guidelines matrix for a summary of the concept's response to future approval criteria.

CONTEXT (*Guidelines A1-1 Reinforce the identity of Pearl District Neighborhood, A3 Respect the Portland Block Structures, C4 Complement the context of existing buildings*)

- 1. Massing- Tower Location.** More consideration is needed regarding the tower location.
 - Two Commissioners strongly encouraged the tower location along the east side of the block in order to respond to the neighborhood context. One Commissioner noted that locating the tower along NW 12th pathway would better respond to the required 75' height limit along NW 13th Avenue. The Commission suggested that the tower be articulated and aligned with the building wall on the south so as to better meet Guideline A3, Respect the Portland Block Structures. One Commissioner commented that the relationship between the tower and podium was not strong and awkward as proposed. The Commissioner noted that setting the tower on the east would allow the massing along NW 13th Avenue to be much more successful.
 - One Commissioner marginally preferred the east tower location, particularly if Block 245 (adjacent site on the east) was developed as a park. However, the Commissioner recommended that the tower location should remain on the west, as proposed, if the adjacent Block 245 was developed with another high rise as it would result in the two towers being in very close proximity.

- One Commissioner supported the west tower location, given that this site was located at the north end of NW 13th Avenue. The Commissioner stated that, if designed appropriately, the tower could serve as focal point for the terminus of NW 13th Avenue.

2. Porte Cochere, NW Raleigh Street

- The Commission stated that the proposed porte-cochere lacks precedent in the Pearl subdistrict, and therefore would not be contextually appropriate and did not meet the guidelines.
- The Commission unanimously encouraged a passenger drop-off location, rather than a porte-cochere, to be provided from NW Quimby Street.
- One Commissioner, stated that a drop-off location could be considered from NW Raleigh, if it was not possible from Quimby Street. However, in order to do so the access must be designed and landscaped for more pedestrian friendly features, particularly east of the bollards that did not require a 20' wide fire lane. The porte-cochere looked more like a thoroughfare, as proposed.

PUBLIC REALM (*A3, Portland Block Structure, A4 Unifying Elements, A8 Vibrant Streetscape, B1 Reinforce pedestrian system, B2 Protect the Pedestrian, B4 Stopping and Viewing Places, B5 Make Plazas, Parks & Open Space Successful, B6: Develop Weather Protection, C-1-1: Increase River View Opportunities, C4 Complement the context of existing buildings; C6: Develop Transitions Between Buildings & Public Spaces, C8: Differentiate the Sidewalk Level of Buildings, C9: Develop Flexible Sidewalk Level Spaces*)

3. NW 12th Avenue

- The Commission unanimously encouraged pulling back the building mass from NW 12th pathway. One Commissioner noted the potential 30' distance between two buildings was too narrow to create a welcoming pedestrian pathway. The Commission encouraged setting back the building mass to align with the building wall on the south, to better meet Guideline A3, Respect the Portland Block Structures. The Commission encouraged looking at the broader context of NW 12th Avenue and noted that the building wall would also frame views to the waterfront.
- The Commission unanimously encouraged articulating and breaking down the long east elevation for a more considered response to the pedestrian pathway and to better meet the public realm guidelines. One Commissioner noted that, as proposed, the design of this façade was very severe, and its successful resolution was critical particularly since that stoops and entrances were not possible given the memory care use requirements.
- One Commissioner encouraged exploring the location of the courtyard along NW 12th Avenue and the memory care units along NW Quimby for more interesting, scaled down and activated facades.

4. NW Quimby Street

- One Commissioner stated that the design and programming to accommodate all the disparate needs along Quimby Street was the key to the success of this project. The Commission

unanimously encouraged reconsidering the programming to allow parking, loading and passenger drop-off to be integrated in a more creative manner.

- The Commission supported the proposed parking and loading location and encouraged that the opening be minimized if possible.
- The Commission could support lobby location at the south west corner, or anywhere along NW 13th and NW Quimby, if it resulted in a better design regarding passenger drop-off and tower location.
- One Commissioner commended the proposed corner retail use and design and encouraged that it be retained as an important amenity for the neighborhood.

5. Ground Floor Window Modification

- This modification could be supported based on improved building programming and design that successfully integrated uses along Quimby Street, as discussed above.
- The design of the building frontage and the courtyard screening as it related to occupiable spaces on both sides would be important considerations.
- One Commissioner suggested making a part of the memory care courtyard accessible to the public along the street edge, if it was retained along Quimby, to help activate this street frontage. The Commissioner encouraged exploring locating the courtyard along NW 12th Avenue and the memory care units along NW Quimby for more interesting, scaled down, and activated facades.

Exhibit List

- A. Applicant's Submittals
 - 1. Narrative
 - 2. Original Drawing Set
- B. Zoning Map
- C. Drawings
 - 1-55: DAR drawing set. 12/13/18
- D. Notification
 - 1. Posting instructions sent to applicant.
 - 2. Posting notice as sent to applicant
 - 3. Applicant's statement certifying posting
 - 4. General information on DAR process included with e-mailed posting/notice
- E. Service Bureau Comments
 - 1. PBOT & BES comments
- F. Public Testimony
 - 1. DAR1 Public Comment sign-up sheet.
- G. Other
 - 1. Application form
 - 2. Staff memo to Design Commission, dated 11/6/2018
 - 3. Copy of Staff Presentation from 12/13/18
 - 4. Copy of Applicant Presentation from 12/13/18