



City of Portland Design Commission

Design Advice Request

SUMMARY MEMO

Date: February 22, 2019
To: Becca Cavell, Bora Architects
From: Staci Monroe, Design Review
503-823-0624 | staci.monroe@portlandoregon.gov
Re: EA 18-181153 DAR – Address | Lincoln High School Project
DAR Commission Summary Memo – February 7, 2019

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 February 7, 2019 Design Advice Request. This summary was generated from notes taken at the public meeting and a subsequent review of the public meeting recordings. To review those recordings, please visit: <https://efiles.portlandoregon.gov/Record/12615321>.

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 February 7, 2019. 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 continue to coordinate with me during your Type III Land Use Review Application.

Encl: Summary Memo

Cc: Design Commission
Respondents

Commissioners Present: Don Vallaster, Julie Livingston, Sam Rodriguez, Jessica Molinar, Zari Santner, and Brian McCarter.

Executive Summary

- *Context - The north-south pedestrian/bike connection and plaza needs further refinement to ensure an urban multimodal space is created that prioritizes pedestrians/bikes over vehicles. The width and design elements within the path and plaza should be responsive to how both will be used.*
- *The programming changes at the ground floor were applauded. Further study and attention is needed along the public realm for canopies, street trees, and the open spaces along 14th. A creative screening solution for the rooftop mechanical is needed, while the reduction in ecoroof area was a non-starter.*
- *The building composition has some successful elements, like the stairs. However more attention is needed at the northwest corner, Main and 18th, 2-story bar intersection with the tower, and general articulation and scale throughout.*

Summary of Comments

CONTEXT (Guidelines A2, A3, A4, A5 & B1)

- NW 17th - Loading Area & public path:
 - The majority of the Commission stated the redesign of the southern area with multiple uses (pedestrian/bike path & loading area) and a narrow pathway is not working well. There needs to be an urban design solution not simply a transportation solution. There are international shared space streets that could be referenced for inspiration.
 - A major factor in the design is understanding when service areas are going to be used in the southern area in order to judge the degree of conflict
 - Only a single Commissioner stated the design shown at the hearing with the separated loading circulation and pedestrian /bike path would better meet the future approval criteria of Design Guideline B2 (Protect the Pedestrian).
- NW 17th - Plaza:
 - The revisions made to the plaza result in a pinched area at the south end.
 - Current design doesn't have a sense of space. It does have lots of broken up pavement and landscape. Consider consolidating some of the elements so they are pronounced and more meaningful spaces.
 - The current design doesn't have a strong sense of scale. Think about how the plaza space will enclosure the user.
 - The proportions of the entry plaza at the north end and common plaza are off. They should be reversed.
 - There needs to be an understanding of how the plaza will be used during and after school so the design of the space can support the uses. The number of students, events and general public use need to be considered.
 - The steps should primarily face the plaza, not the loading and service area.

- NW 17th – North Entry Plaza
 - The revisions to the entry court at the north end result in a generous space that would meet the future approval criteria.
 - The curb at the intersection should be replaced with two pedestrian crossings to align with the sidewalk corners on the north side of Salmon to emphasize the pedestrian movement over the vehicle.
- Practice Field – The location of the practice field in the alternate design scheme seems appropriate. Should this alternate be pursued, consideration of the how all the parts and pieces come together at the southern end of the site would be necessary.

PUBLIC REALM (*Guidelines A4, A7, A8, B1, B2, B3, B4, B5, B6, C6, C7, C8, C9 & C11*)

Ground floor:

- The Commission unanimously encouraged the ground floor program presented, particularly the library at the NW corner.
- Detailed sections through the building and sidewalk will be needed in the future land use review to understand the pedestrian experience, particularly along the southern half of the SW 18th where the finished floor is below the sidewalk. Light fixtures, ducting and other typical features should be included in the sections.
- Consider raising the sill height of the windows at southern end of the SW 18th elevation to discourage skateboarders from using the lip of the sill.
- The Commission unanimously encouraged more canopies along SW 18th in order to meet the future approval criteria Design Guideline B6 (Develop Weather Protection). It was stated that the architecture is supportive of canopies and they didn't necessarily need to be continuous along the entire length.

Roof mechanical screening & ecoroof modification:

- The majority of the Commission encouraged screening the rooftop mechanical equipment given the elevated views in the surrounding area. The Commission stated creative solutions could be considered.
- The Commission was unanimous in their lack of support for the proposed modification to the ecoroof regulation. The majority of the Commission stated the standard needs to be met, while only one Commissioner stated the project would need to do better at meeting the intent of the standard.

Salmon Street Trees

- The applicant needs to demonstrate that the current design (without street trees along the eastern half of the SW Salmon frontage) accomplishes what street trees are intended to do by virtue of the proposed, adjacent evergreen tree plantings.
- It was suggested that the applicant study adding street trees set back from the curb, which would potentially require an easement or setback onto the site. Submitting these studies with the future land use review would be helpful to understand if this approach would be successful or not.
- One Commissioner stated the large trees proposed on the site make a statement that support the concept of a building mass, which is missing along the track. The addition of little street trees in front of the large trees dilutes the concept.

Surface parking access - The Commission did not express any concerns with the surface parking access from SW 16th & 14th.

Open space & garden at east end of site:

- More attention needs to be given to the use and design of the open spaces.
- The intended use/user of the open space at the northeast corner is not clear and it could become a management issue if there is no visible ownership. It should be actively programmed or designed to feel like school property. It should not be fenced.
- Whatever use is determined for the open space at the northeast corner, adding elements that communicate the intended use will be important.
- The raised garden concept does not appear to fit in or be well-connected with the rest of the site. It will need to be more integrated.
- Consider programming the entire east end collectively, since management of the social issue is difficult, look for precedents of a partnership, like the neighborhood, to make this an amenity.

QUALITY (Guidelines C2, C5 & C7)

Building composition & material

- The material options (cementitious panels) and texture differentiation presented were encouraged by the Commission, so long as they are detailed properly. It was also noted that brick has an inherent richness that these panels on their own do not. An alternate material to brick should be able to convey a similar quality.
- Regarding building massing, aside from the successful treatment of the stairs, the following elements of the composition were noted as needing more attention:
 - The treatment of the northwest corner is not strong enough. While the ground floor use and articulation is good, the big tall mass above needs attention. A more prominent and lively expression is needed at this gateway location.
 - The two-story portions of the building are not well-integrated with the tower.
 - The long façade on the east facing plaza needs some articulation, given the length and adjacency to the plaza and path.
 - The art added to the ground floor on 18th at the termination of Main, does not make the exclamation that it deserves. Explore extending a gesture up the façade.
 - The saw-tooth windows seem somewhat gimmicky and should be thought through more to be more meaningful.
 - The building feels pretty flat at this point.
 - The building lacks the varied scale evident in buildings in the neighborhood. The inspirational images on page 35 of the applicant's drawing set should be referenced for ideas.
 - Concerns were expressed with how the glazing is applied. Works well on the stairs but feels more like the building skin now.

Exhibit List

- A. Applicant's Submittals
 - 1. Applicant Memo
 - 2. Narrative
 - 3. Original drawing set
 - 4. Draft drawing set

5. DAR1 Drawing Set_ 7/26/2018
 6. Draft Applicant Memo for DAR2, 8/31/18
 7. Draft Drawing Set for DAR2, 8/31/18
 8. Draft Applicant Memo for DAR2, 9/20/18
 9. Draft Drawing Set for DAR2, 9/20/18
 10. Final Applicant Memo for DAR2, 9/25/18
 11. Parent Pick-Up and Drop Off, traffic study by Kittelson & Associates dated 10/1/18
 12. Final Drawing set for DAR 2
 13. Truck turning movement diagram
- B. Zoning Map
- C. Drawings
- 1-38: Drawing set for DAR 3 dated 2/7/19
- D. Notification
1. Posting instructions sent to applicant for DAR 1
 2. Posting notice as sent to applicant for DAR 1
 3. Applicant's statement certifying posting for DAR 1
 4. General information on DAR process included with e-mailed posting/notice for DAR 1
 5. Posting instructions sent to applicant for DAR 3
 6. Posting notice as sent to applicant for DAR
 7. Applicant's statement certifying posting for DAR 3
- E. Service Bureau Comments
1. Portland Bureau of Transportation.
 2. Bureau of Environmental Services
 3. Urban Forester
- F. Public Testimony
1. DAR 1 Public Comment sign-up sheet.
 2. DAR 3 Public Comment sign-up sheet.
- G. Other
1. Application form
 2. Staff memo to Design Commission, DAR1, dated 8/21/18
 3. Copy of Staff Presentation from 8/28/18
 4. Copy of Applicant Presentation from 8/28/18
 5. Staff memo to Design Commission, DAR 2, dated 9/25/18
 6. Copy of Staff Presentation from 10/4/18
 7. Copy of Applicant Presentation from 10/4/18
 8. Staff memo to Design Commission, DAR 3, dated 1/31/19
 9. Copy of Staff Presentation from 2/7/19 meeting