



City of Portland Design Commission

Design Advice Request

SUMMARY MEMO

Date: March 1, 2019
To: Kurt Schultz | SERA Design
From: Grace Jeffreys, Design and Historic Resource Review
503-823-7840 | grace.jeffreys@portlandoregon.gov
Re: EA 19-104982 DA – 2135 NW 29th, Modera Nicolai
Design Advice Request Commission Summary Memo – February 21, 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 21, 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: <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. These comments address the project as presented on February 21, 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 as you prepare your Type III Land Use Review Application.

Encl:
Summary Memo

Cc: Design Commission
Respondents

Commissioners Present. Julie Livingston, Jessica Molinar, Andrew Clark, Brain McCarter, Zari Santner, Don Vallaster.

Executive Summary. The Commission appreciated the opportunity to discuss the proposal at this early design stage, and supported the general design approach, with the following considerations moving forward, to address the approval criteria:

1. Provide a stronger gateway response at the NE corner, both at and above grade.
2. Make the overall architectural expression more expressive and responsive to the industrial nature of the area.
3. Provide a stronger expression of the residential main entry.
4. Provide stronger connections to the adjacent context at all ground level frontages.

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 P1: Community Plan Area Character. P3: Gateways. D7: Blending into the Neighborhood.*)

1. At the NE corner, **provide a stronger gateway response** at and above grade:
 - a. Ground level – The 7' solid plinth is not an appropriate response at the corner ground level. Provide a stronger, grander and taller architectural expression to hold the base of the corner (look to the two-story base treatment at the main lobbies at the Field Office). Drop the floor level to sidewalk grade and provide a space which can be flexible over time, and program it with an active use. This might be a good place for the main entry lobby. Modifications to Ground Floor Windows would not be supportable here.
 - b. Above ground level – The corner is an important element of the project. Provide alternatives to the open balconies (and angular form) at the corner. A more successful approach may be a solid corner, possibly rounded, with balconies off to the side, in response to nearby industrial typologies.
2. Make the overall **architectural expression more expressive** and responsive to the industrial nature of the area. This is a contextually rich neighborhood.
 - a. Respond to the industrial character of area across Nicolai, rather than multi-dwelling blocks of Northwest. Proposal could nod to both the past as well as the future.
 - b. The details should support the main concept. For example, use stepping offset planes rather than bays and/or oriel windows to break up massing.
 - c. The two-wing massing expression is supportable but provide more separation between the two "wings" to strengthen the idea. Breaking the massing up could also provide more light into the courtyard. Dropping the floor level at the corner also provides an opportunity to extend the massing separation expression to grade.

PUBLIC REALM (*Guidelines E1: Pedestrian Networks. E2: Stopping Places. E3: The Sidewalk Level of Buildings. E4: Corners that Build Active Intersections. E5: Light, Wind and Rain. D1: Outdoor Areas. D2: Main Entrances. D3: Landscape Features. D4: Parking Areas and Garages. D5: Crime Prevention.*)

1. Provide a stronger expression of the main **residential main entry**.
2. Provide **stronger connections to the adjacent grade at all ground level frontages**:
 - a. At the corner of Nicolai and 29th, provide a stronger, grander and taller architectural expression to hold the base at the corner, as noted above.
 - b. Along NW 29th, provide flexible at-grade ground floor spaces with entries accessible from the sidewalk.
 - d. Along the Nicolai residential, provide useable balconies, sized to accommodate a table and chairs, with landscape and low walls at the sidewalk in response to the adjacent busy state highway.
 - e. Along the alley residential, provide vertical separation (steps up) from woonerf to units, with useable outside areas and layered landscape buffering.

QUALITY AND PERMANENCE (*Guideline D8: Interest, Quality and Composition.*)

1. **Pre-weathered steel** is preferable to weathering steel (Corten), which tends to slough off and stain adjacent surfaces.
2. Concern was noted about the tops of **horizontal box rib** collecting soot and dirt from nearby industrial and vehicle activity. Consider a sloped box rib or chevron profiles if the treatment remains horizontal.

Exhibit List

- A. Applicant's Submittals
 1. Original drawing set
 2. Email confirmation of DAR date, 1/17/2019
 3. Revised drawing set and rendering for posting, 1/24/19
- B. Zoning Map
- C. Drawings
 - 1-25: Drawing set, 2/8/2019 (attach sheets C.07, C.15, C.16, C.17)
- 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 response to NWDA's comments about closing streets, 2/21/2019
- F. Public Testimony
 1. NWDA Comments, 2/21/2019, with comments regarding corner and frontage treatments.
 2. Public Comment sign-up sheet.
- G. Other
 1. Application form
 2. Images of site
 3. Staff memo to Design Commission, dated 2/14/2019
 4. Copy of Staff Presentation from 2/21/2019
 5. Copy of Applicant Presentation from 8/28/18



0' 12' 30' 60' 90'
 SITE PLAN C07

MODERA NICOLAI | EA 19-104982 DA | 11/09/16





METAL WALL SIDING:
TYPE 1 CORTEN COLOR

VINYL WINDOW UNIT

STEEL BALCONY
RAILING

PAINTED STEEL GARAGE DOOR

STEEL CANOPY

ALUMINUM STOREFRONT

BOARD FORMED CONCRETE





