



# City of Portland Design Commission

## Design Advice Request

### SUMMARY MEMO

**Date:** May 28, 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 – May 16, 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 May 16, 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/12939711>.

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 May 16, 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** - The architecture is moving along well and, on its way to becoming a very handsome building. Further refinement and coherency of elements detailed below should continue.

### **Summary of Comments:**

#### East Façade

- The east façade is working well and has the appropriate amount and scale of glazing.
- The intersection of the lower bar at the tower is awkward. Explore ways to better integrate these two forms.
- A couple of Commission's struggled with the angled expression of the stair indicating it felt forced and out of character with the rest of the building. Continue to explore this element so that it feels more cohesive with the other elements.

#### Corner of SW 18<sup>th</sup> & Salmon

- The general concept with the glazed corner and saw-tooth are working well together.
- Explore removing the brick spandrel between the 1<sup>st</sup> & 2<sup>nd</sup> floors for a grander expression at the corner and so the ground level glazing is taller than the floors above, which is more typical.
- A Commissioner recommended exploring ways to "spice up" the corner expression so that it is a different vocabulary from the rest of the building, while retaining coherency.
- Similar to the east façade, the intersection of the lower mass at the tower needs work.
- The ground floor is working great, particularly with the active use of the library and extensive glazing and canopies.

#### West Facade

- The larger art panel is adequately sized to receive a meaningful art piece and appropriate for the terminus at this civic building.
- Reach out to PBOT to see if shifting the traffic signal fixtures in front of the art panel is possible.
- The stair at the south end is a successful way to terminate building.
- The varied façade adds interest on this very long façade.
- As indicated on the east elevation, the angled stair feels a little forced for some Commissioners.

#### Ecoroof

- All Commissioners were supportive of the ecoroof modification concept given the unique opportunity to provide a significant amount of on-site landscaping when none is required.
- Maintenance of the on-site landscaping to be counted as ecoroof was noted as being critical.

#### Materials

- The panels with the larger scale pattern seem more appropriate for the large mass of this building.
- Consider the panel texture options carefully as some are more prone to soiling.
- For the lighter colored panel, consider the tone and how it complements the red panel color.

#### General

- The rooftop elements and screening are very visible, particularly on the lower bar of the east elevation, and detract from the cohesiveness of the building. Explore how these can be minimized to not stand out.
- All Commissioners were supportive of the canopies locations, depth and angles as presented.

## 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
  - 14. Drawing set for DAR 3 dated 2/7/19
  - 15. Revised Project Narrative & Responses to Approval Criteria dated 5/8/19
- B. Zoning Map
- C. Drawings
  - 1-44: Drawing set for DAR 3 5/16/19
- 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 3
  - 7. Applicant's statement certifying posting for DAR 3
  - 8. Posting instructions sent to applicant for DAR 4
  - 9. Posting notice as sent to applicant for DAR 4
  - 10. Applicant's statement certifying posting for DAR 4
- 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
  - 10. Staff memo to Design Commission, DAR 4, dated 5/9/19
  - 11. Copy of Staff Presentation from 5/16/19 meeting
  - 12. DAR 1 Summary Memo dated 8/7/18
  - 13. DAR 2 Summary Memo dated 10/30/18
  - 14. DAR 3 Summary Memo dated 2/22/19