



Design Advice Request

DISCUSSION MEMO

Date: August 8, 2019
To: Portland Design Commission
From: Megan Sita Walker, Design Review
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Re: EA 19-186030 DA – Division 28 Homes
Design Advice Request Memo – August 15, 2019

Attached is a drawing set for the Design Advice Request meeting scheduled on August 15, 2019. Please contact me with any questions or concerns.

I. PROGRAM OVERVIEW

A new 4-story mixed-use apartment building with ten (10) units, structured below-grade parking (with approximately 16 stalls and 1 loading space) accessed via SE 28th Place, upper-story terraces, rooftop amenities and eco-roof, and approximately 2,000 SF of retail oriented to the corner of SE Division Street and SE 28th Place. The project, as proposed, will achieve a total Floor Area Ratio (FAR) of 1.99:1 (29,854 SF). Allowed FAR is a base of 2.5:1 (37,500 SF). The proposal as designed may request three (3) Modification as described In Section IV below. The primary materials proposed include a profiled terracotta rainscreen system.

II. DEVELOPMENT TEAM BIO

Architect	Vijayeta Davda Hacker Architects
Owner's Representative	Division 28 LLC Urban Development Partners
Project Valuation	\$ 12 million

III. FUTURE DESIGN REVIEW APPROVAL CRITERIA: *Community Design Guidelines*, and PZC 33.825.040 *Modifications That Will Better Meet Design Review Requirements*

IV. STAFF ANALYSIS & RECOMMENDED DAR DISCUSSION TOPICS

Staff advises you consider the following among your discussion items on August 15, 2019:

CONTEXT

- Policy.** The following summarizes key policy context as it applies to the subject site.
 - Adopted Long Range Planning efforts**
 - Comprehensive Plan Updates – [Urban Design Direction \(2014\)](#)

- ii. [Mixed Use Zones \(MUZ\) Project](#) and subsequent zone changes – Expansion of the Design “d” Overlay Zone, application of Commercial/ Mixed Use 2 (CM2) zoning, and the Division Street Plan District, [PZC, 33.520](#) (effective May 24, 2018).
 - iii. [Division Green Street/ Main Street Plan \(2006\)](#)
- b. **Development Standards** – Commercial/ Mixed Use 2 (CM2) / Division Street Plan District. The following modification may be requested:
- Potential Modification 1* – Pedestrian Standards, PZC, 33.130.240.B.2.a. To reduce the width of the north pedestrian path from 6’ to 5’ for access to the three (3) ground floor residential units along the north and east property lines.
- Potential Modification 2* – Setback Standards, PZC, 33.130.215.B.2.b. To allow areas paved for pedestrian or bicycle use to be located in the 10’ required building setback area, to extend to closer than 5’ to a lot line abutting the residential zoned properties at the north and east property lines. As designed, paving is currently shown to be between 0’ and 3’ from the property line.
- Potential Modification 3* – Setback Standards, PZC, 33.130.215.B.2.b. To allow benches to be located within the 10’ required building setback area at the north and east property lines. As, benches are not an exception to the minimum setbacks, allowing the benches within the 10’ required setback would reduce the setback down to 3’.
- c. **Streets – TSP Designations.** SE Division Street is a Neighborhood Main Street, a Major Transit Priority Street, a City Bikeway, and a City Walkway. SE 28th Place is a Local Street, a Local Service Transit Street, a City Bikeway, and a Local Service Walkway.

2. Built.

Consider the following **Context** discussion topics ([Guidelines P1](#), and [D7](#))

- a. **Massing.** The proposed massing is intended to encourage the development of outdoor spaces for use by building tenants while also stepping the massing away from residential uses to the north (R2.5) and terracing the building back from SE Division Street. The proposed massing allows for substantial outdoor patio spaces at the upper levels of the building fronting onto an active SE Division Street corridor. The proposed massing also serves to minimize the bulk of the building on both neighboring residential uses and on the SE Division Street corridor to limit the canyon effect of building to max entitlement at the property line. While the proposed massing provides relief to neighboring residential and to the street edge, Staff has some concern with the building eroding too much and not holding the street. Commission feedback on the proposed recessed massing relative to defining the street edge and as adequate response to context is encouraged.
- b. **Materials.** The primary materials include a profiled terracotta rainscreen system. Staff notes that the quality and intricacy of the profiled system helps the proposal relate to the scale of detailing seen on single family homes in the area and to the smaller commercial brick/ masonry buildings along SE Division Street. Commission feedback on the proposed materials as an appropriate response to context is encouraged.
- c. **Modification to allow paving closer than 5’ to residential properties and to allow benches within the 10’ required setback area.** As designed, the proposal would require a modification to allow areas paved for pedestrian or bicycle use to be located closer than 5’ feet from the north and east property lines abutting residential properties and to allow benches within the required 10’ setback.

There are two primary conditions proposed in these area that do not meet the standard: at the north and east property lines where the proposed paving extends all the way out to the

property line to meet the street edges. This condition seems supportable as it allows for the transformer to be buried underground at the north property line and allows for a more urban condition next to retail along SE Division at the east property line (See Exhibit C-9, and Exhibit C-47).

The second condition (shown in section on Exhibit C-54 and on Exhibit C-47) is where the landscape setback is reduced to allow a wider path and to allow benches within the required 10' setback. Staff has some concern with these elements meeting the purpose of the standard which intends to maintain the potential for privacy for adjacent residential zones. Commission feedback on the compounding effects of the three (3) modifications to this space - intended to serve as a buffer to neighboring residential - is encouraged.

PUBLIC REALM

Consider the following **Public Realm** discussion topics (Guidelines E1, E2, E3, E4, E5, D1, D2, D3, and D5)

1. **Recessed Ground Floor.** Generally, with the changes seen since the original DAR packet was submitted – the addition of retail at the ground floor in place of a residential unit and private patio along eastern portion of the SE Division frontage - staff finds the site organization supportable. The proposal as design does include the building being pulled back from the corner on the ground floor to accommodate a patio adjacent to a proposed retail use (currently indicated as a restaurant) use. While the creation of this activated outdoor area at the corner may be able to help the proposed building relate to this existing vocabulary seen in the area, Staff encourages Commission feedback on recessing the building from the street relative to Pedestrian Realm Guidelines.
2. **Modification to Reduced Pedestrian Circulation.** Commission feedback regarding the potential modification to reduce the width of the pedestrian circulation path from 6' to 3' in some areas at the north and east property lines (serving 3 units) is encouraged. Along the north property line, the reduction of the pedestrian path down to 3' is due to the location of ground mounted mechanical units. Commission feedback on the impact of the placement of these units to the success of the pedestrian path is encouraged.
3. **Canopies.** The current design includes deep recessed storefront underneath ground floor massing which provides 4'-6" of pedestrian weather protection 19'-6" from the property line for the corner restaurant entry and 10' from the residential lobby entry. Staff encourages Commission feedback on the introduction of canopies to further signify points of entry and provide additional weather protection.

QUALITY & PERMANENCE

Consider the following **Quality** discussion topics (Guidelines D6 and D8)

1. **Exterior materials.** Generally, staff supports the material palette with a profiled terracotta rainscreen system as a primary material as these materials convey interest, quality, and permanence.
2. **Coherency.** The frame used to enclose the proposed patio at the corner of SE Division SE 28th Place helps to create an outdoor "room". This frame uses the same vocabulary as the upper-level terraces. While staff notes that the use of this language may contribute to the overall cohesiveness of the proposal, staff encourages Commission feedback of the coherency of using the same vocabulary to communicate public and private outdoor spaces.

Enclosed: 11x 17 Drawing set, dated August 6, 2019; and Design Guidelines Cheat Sheet