



City of Portland Design Commission

Design Advice Request

SUMMARY MEMO

Date: July 25, 2019
To: David Howard, Mark Coplin, Jason Erdahl | Ankrom Moisan Architects
From: Tanya Paglia, Design Review
503-823-4989 | tanya.paglia@portlandoregon.gov
Re: EA 19-134120 DAR – 3100/3150 NE Sandy Blvd | MorningStar at Laurelhurst
Design Advice Request Commission Summary Memo – July 11, 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 July 11, 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. It should be understood that these comments address the project as presented on July 11, 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 Applications.

Encl:
Summary Memo

Cc: Design Commission
Respondents

Executive Summary.

1. Relocating the building's primary Sandy entrance to the notch and carrying the notch all the way to the ground are huge improvements from DAR #1. However, the notch in its entirety needs to be a strong composition with a prominent and inviting Sandy Blvd entrance and is not there yet. To achieve this, significant changes to the entry courtyard at the ground level are needed as well as a rethinking of the notch's sidewalls on upper levels.
2. Work needs to be done to simplify the design of the entire building to create a more coherent composition that better responds to area context. This might include reducing the number of materials, but also could be a matter of applying the materials in a more regular way.
3. The design of the loading zone needs additional consideration. The design must mitigate for the presence of a loading bay on Sandy Blvd and is not yet achieving that. Options should be shared with the Commission during Design Review that show the area with and without weather protection.
4. Modifications to step-down height and setback are better meeting design guidelines and are thus supportable as currently shown. The building length Modification is supportable with further refinement of the design at the notch.
5. The redesign at the corner of Hassalo and 31st is successful in creating a safer recessed area that allows in more light.

Commissioners Present. Chair Livingston, Commissioner Molinar, Commissioner Robinson, Commissioner Rodriguez, Commissioner Santner, and Commissioner Vallaster were present. Commissioner McCarter was absent but submitted written comments ahead of the hearing.

Summary of Comments. Following is a general summary of Commission comments.

1. Prominent Entrance.

- The notch carried up the whole building and the Sandy entrance relocated into the notch are huge improvements from DAR #1. Having the main entrance in the notch makes it more meaningful and the design of the Sandy entry is moving in the right direction, especially the programming change of having a coffeehouse/bistro space next to the entry.
- Commissioners are supportive of the Modification that allows the notch to be shifted to leave a segment longer than 200' of building length provided that the applicant "knocks it out of the park" with the design of the notch and entry court and provides an appropriate response to Sandy Blvd. Despite moving in the right direction, the design presented at DAR #2 is not yet achieving this. It is key that the notch in its entirety be a strong composition.
- The entry court is a big, deep space that could be an outdoor room on Sandy and could be better utilized. It still reads somewhat like a back door.
- The design as presented looks like a bland, dark, inactive space. The heavy canopy also makes it feel compressed. The applicant should explore ways to create a more pleasant path into the building, bring more life to the exterior of the building at the notch and allow more light into the space. This could include:
 - Including more glass at the ground as well as the upper floors around the notch. The opaque sidewalls of the notch as it carries up the building are huge missed opportunities for views out and activation of the façade. Placing amenity spaces around

the notch on upper floors instead of units could take advantage of the views while avoiding the issue of units looking over at each other. This would also activate the ground plain of the notch by providing eyes on the street from above.

- Integrating different pavers in the entry courtyard could do a lot to define that space and call attention to the entrance.
 - Adding refined architectural details to the portion of the building around the entrance.
 - Exploring ways to create a lighter, thinner and/or more translucent/glassier canopy, perhaps even a trellis.
 - Generally, a change to lighter, glassier materials on walls and canopies.
 - Centering the door to make it feel more like a front door and less like an office.
- While the programming on either side of the entry is not commercial space, it is active space and it should be made clear on the exterior of the building that these uses are “retail-like”.
 - The landscaping at the entry is perfunctory and not well thought out. It should be given more consideration and if improved could work in that space.
 - Benches in the entry courtyard would activate the notch for visitors spending time with their loved ones or waiting for the bus. There are going to be eyes on this space – it’s very active because of the nature of the surrounding uses, so if there were going to be benches on this side of the building, they should be in the entry courtyard.

2. Building Architectural Cohesion & Contextual Response

- All commissioners found the design greatly improved with the corner chamfer carried up the building and the changes at the notch heading in the right direction.
- All Commissioners agreed that there are too many elements on the building and that the composition needs to be simplified to be more coherent and responsive to context. It was noted that the south side of the building is simpler and more coherent than the north (Sandy) frontage.
- Some Commissioners felt that there were too many materials and they should be reduced to simplify and streamline the composition and to better fit with the area context.
- Other Commissioners felt that it isn’t necessarily the number of materials – especially given the large expanse of the building – but rather the coherency of how they are applied. Simple rules for the materials could help. In the current design the materials are applied to the façade in a composition that is neither random nor regular. It should be one or the other. Rules applied to each material to make it regular should be considered (an example would be always bringing the brick to the top, or always stopping it at the fourth floor – currently the composition has both).
- Several expressed concerns about how the materials connect at the corner in particular with the brick being “too patchy” and needing to be carried over to connect to other brick fields. One Commissioner noted that the corner could be highlighted more and made more prominent. The chamfer carried all the way up the building is excellent, but the current articulation does not highlight the corner enough. The corner’s dark mass seems shrunken down to remove prominence while the lighter areas around it are highlighted. However, the southwest corner at the rear of the building at Hassalo and 31st is successful despite having similar elements.

- While the previous design from DAR #1 was simpler, the applicant should not go back in that direction as the design was too generic and was a building that could be absolutely anywhere rather than responding to the site's unique context.

3. Loading Bay Design.

- The design of the loading zone needs additional consideration. The design must mitigate for the presence of a loading bay on Sandy Blvd and is not yet achieving that.
- Due to the dark wall color and the giant black hole in the building the loading area looks dark and foreboding.
- The Commission acknowledges that there are two competing goals: 1. To minimize attention to the garage, and 2. To make what is there attractive and pedestrian friendly. These are at loggerheads to some degree, but the needle should be threaded so that the loading area is successful.
- The Heartline garage door is an example of great design that makes a garage door that people can enjoy being near. While adding a canopy such as the Heartline's could call attention to the opening, it would also provide weather protection and, such as in the case of the Heartline example, create visual interest and harmonize the garage opening with the rest of the façade. For the Design Review, it would be ideal to see the loading zone with two options – with both canopy and no canopy options so the Commission could see if which works better. Given the clearance requirements, it would be helpful to see if a canopy works via drawings/renderings.
- The loading canopy clearance question brings up the issue that all the canopies across the Sandy façade appear a bit low and heavy. The height and design of the canopies should be explored further as part of the work on the coherency of the entire façade.
- The design of the garage door is also important to the composition and should be considered. The guillotine door at the Heartline is slower, so the applicant would have to work with PBOT to apply for a driveway design exception to put in something similar. Such a DDE has a decent chance of being granted given how infrequently the garage would be used.
- The trash room adjacent to the loading area extends the dead zone area for pedestrians, thus the design of the trash room frontage is also important. Extending the ground floor glazing down to full height would help, even if it is frosted at the bottom to obscure the trash use.

4. Modifications.

Maximum Building Length (33.130.222.B)

- Discussion of this Modification request occurred as part of topic #1 as it pertains to the location of the notch. As noted in that section, Commissioners are supportive of this request so long as the notch and the entry courtyard it creates achieves a high standard of design that better meets the design guidelines.

Sandy Boulevard Plan District height limits in transition zones (33.575.100.C)

- All Commissioners agreed that the Modification request meets the purpose statement and better meets design guidelines. All agreed that the height request is very modest in being only slightly above the allowed height and occupying a relatively small area.

- The terrace areas improve the rear frontage, activate the façade and are potentially the best part of the building.
- One Commissioner noted that a green roof adjacent to the terrace/club room level to finish off the green sensibility on the south side of the building would be a good addition.

Setback Landscaping (33.130.215.B.2)

- Covering the garage ramp is a huge improvement to the south side of the building. It is important to ensure the planters can accommodate 30” min soil depth in this zone as the landscape will not be “in ground.”
- The setback landscaping proposed (a higher net area of landscaping than required by code, but not provided at the consistent 10’ band mandated, achieving 456 SF of landscaping over and above what would have been achieved with a consistent 10’ band along the entire border) is more attractive and successful than a consistent 10’ strip.
- One Commissioner noted that deciduous trees should be mixed in for winter sun, and that the Design Review submission should include a full landscape development plan and be able to explain how drainage at the retaining wall along the lot line will function.

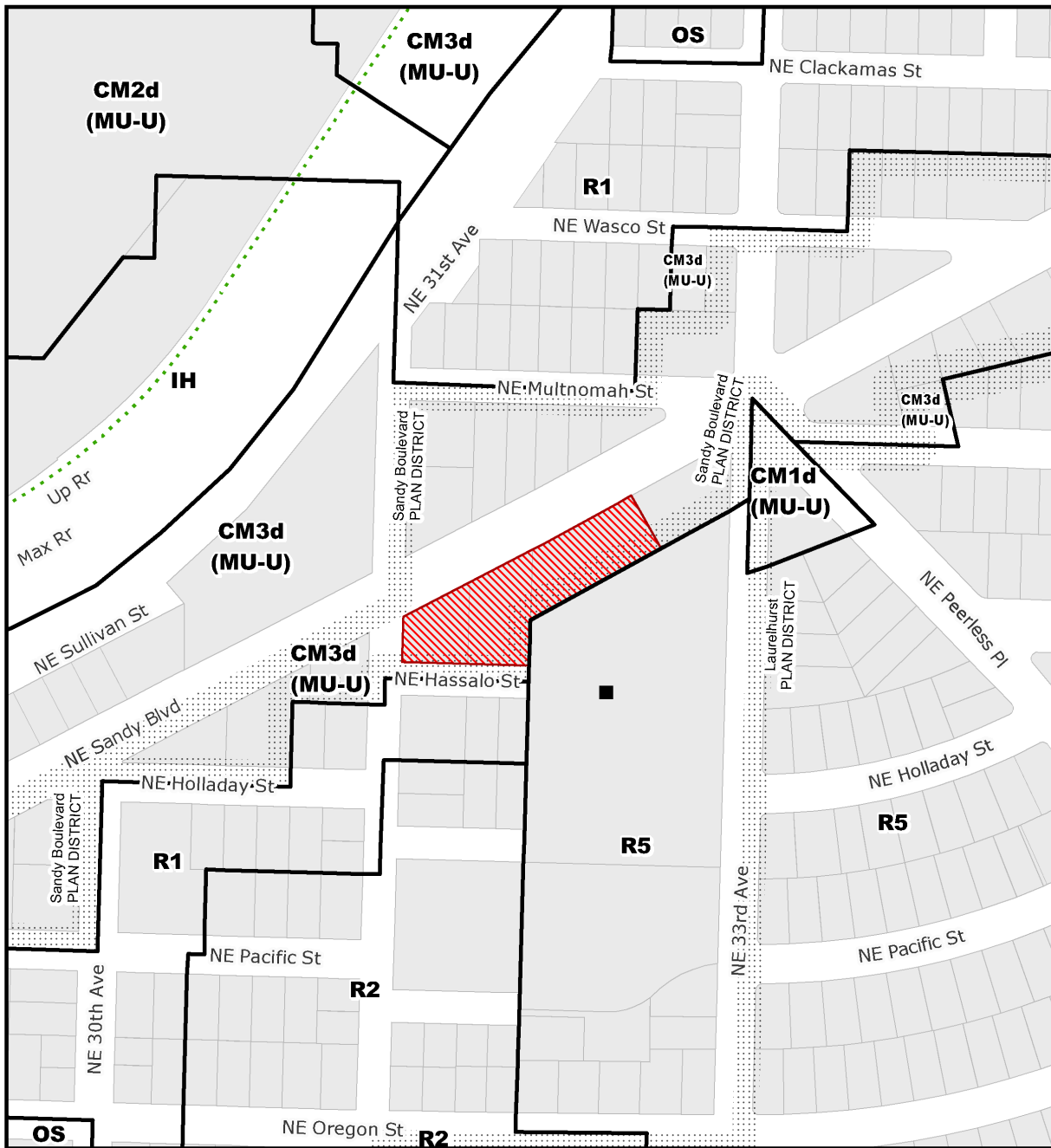
5. Other Comments.

- A majority of the Commissioners supported the redesign of the recessed area created by the grade change at the corner of Hassalo and 31st finding the new design creates a safer recessed area that allows in more light whereas the previous design created a dark, foreboding area.
- One Commissioner felt that the redesign took away some of the softening of the public realm via landscaping at the sidewalk grade previously provided, noting that having some landscaping along the sidewalk zone gave more to the pedestrian realm, while this condition creates a harder edge to the site for pedestrians.

Exhibit List

- A. Applicant’s Submittals
 1. Project Narrative, Zoning Code Summary, Response to Approval Criteria
 2. Original plan set – NOT APPROVED/reference only 3/15/2019
 3. Second plan set – NOT APPROVED/reference only 4/2/2019
 4. Ground floor plan – NOT APPROVED/reference only 4/10/2019
 5. Plan set for DAR #1 – NOT APPROVED/reference only 4/22/2019
 6. Supplemental Pages for DAR #1 – NOT APPROVED/reference only 5/1/2019
- B. Zoning Map
- C. Drawings
 1. Cover Page
 2. Table of Contents
 3. Existing Site Survey & Zoning Requirements

4. Project Narrative & Zoning Summary
5. Neighborhood Context
6. Site Views
7. Site Analysis
8. Site Concept Evolution
9. Conceptual Floor Plan – Sandy Blvd DAR #1
10. Takeaways from DAR #1
11. Conceptual Floor Plan – Sandy Blvd DAR #2 (attached)
- 12-36. Conceptual Perspectives (attached: 18, 23)
37. Conceptual Floor Plan – Hassalo St DAR #1
38. Conceptual Floor Plan – Hassalo St DAR #2 (attached)
- 39-41. Conceptual Sections
- 42-43. Conceptual Floor Plans
44. Neighborhood Character
45. Concept Development Images
46. Site Characteristics & Massing
- 47-49. Zoning Massing & Modifications Diagrams
- 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. Bureau of Transportation Engineering and Development Review
- F. Public Testimony
 1. Public Testimony Sign-in Sheet, 5/2/2019
 2. Public Testimony Sign-in Sheet, 7/11/2019
- G. Other
 1. Application form
 2. Pre-Application Conference Summary notes (EA 18-2260608 PC), held 11/29/2010
 3. Staff memo to Design Commission for DAR #1, 4/23/2019
 4. Staff presentation for DAR #1, 5/2/2019
 5. Applicant Presentation for DAR #1, 5/2/2019
- H. After First Hearing
 1. Staff Summary from for DAR #1, 5/13/2019
 2. First plan set for DAR #2 – NOT APPROVED/reference only 6/6/2019
 3. Second plan set for DAR #2 – NOT APPROVED/reference only 6/13/2019
 4. Staff memo to Design Commission for DAR #2, 6/13/2019
 5. Staff presentation for DAR #2, 7/11/2019
 6. Applicant Presentation for DAR #2, 7/11/2019
- I. After Second Hearing
 1. Staff Summary from for DAR #2, 7/25/2019

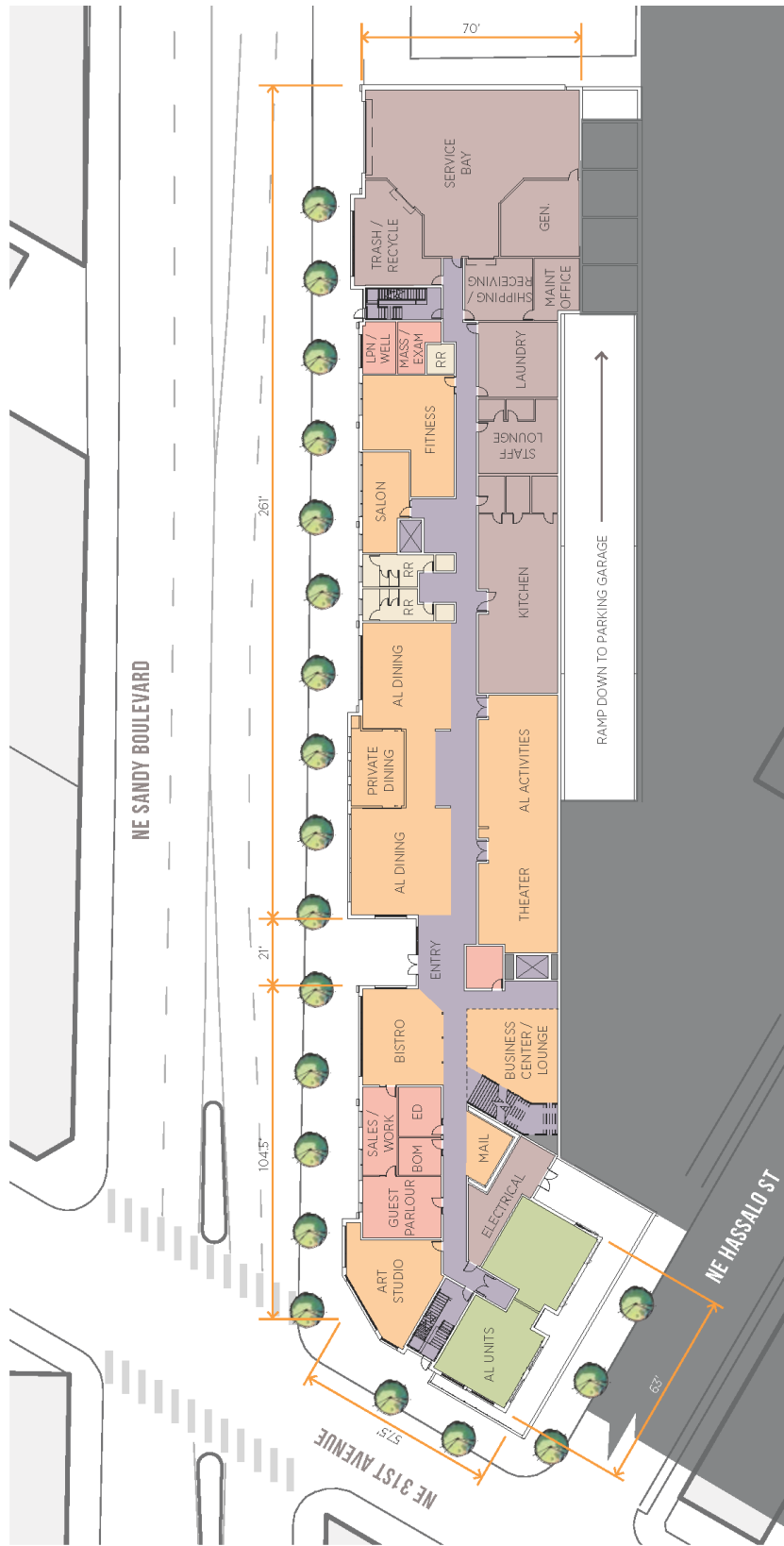


ZONING 
 THIS SITE LIES WITHIN THE:
 SANDY BOULEVARD PLAN DISTRICT

-  Site
-  Historic Landmark
-  Recreational Trails

File No.	EA 19-134120 DA
1/4 Section	2933
Scale	1 inch = 200 feet
State ID	1N1E36BA 4600
Exhibit	B Mar 20, 2019

CONCEPTUAL FLOOR PLAN - SANDY BLVD - DAR #2
AFTER



MORNINGSTAR AT LAURELHURST | MorningStar Senior Living | Design Advice Request #2 | 07.11.2019

EA - 18 260608 | C.9



NORTH ELEVATION



MORNINGSTAR AT LAURELHURST | MorningStar Senior Living | Design Advice Request #2 | 07/11/2019

EA - 18 260608 | C.16



VIEW AT CORNER OF 31ST AND HASSALO - AFTER



MORNINGSTAR AT LAURELHURST | MorningStar Senior Living | Design Advice Request #2 | 07.11.2019

EA - 18.260608 | C.21

CONCEPTUAL FLOOR PLAN - HASSALO ST - DAR #2
AFTER



MORNINGSTAR AT LAURELHURST | MorningStar Senior Living | Design Advice Request #2 | 07.11.2019

EA - 18 260608 | C. 36

ANNA LEWIS MANN OLD PEOPLE'S HOME /
THE MOVEMENT CENTER