



City of Portland Design Commission

Design Advice Request

SUMMARY MEMO

Mailed: March 4, 2020
Date: March 2, 2020
To: Adam Hostetler, Works Progress Architecture
From: Tim Heron, Design Review
503-823-7726, tim.heron@portlandoregon.gov
Re: EA 19-264356 DA – CCC Westwind Apartments, 333 NW 6th Avenue
Design Advice Request Commission Summary Memo – February 6, 2020

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 6, 2020** 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/13502317>.

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 6, 2020**. 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 3 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 3 Land Use Review Application.

Encl:
Summary Memo

Cc: Design Commission
Respondents

Commissioners Present.

Chair Livingston, Vice Chair Rodriguez, Commissioner McCarter, Commissioner Molinar.

Absent: Commissioner Vallaster, Commissioner Santner, Commissioner Robinson.

Executive Summary.

- This is a refreshingly coherent and thrilling building proposal, and the projecting architectural features at the corner are particularly critical to the design's success. Additional design development is needed at the ground floor, the definition of the building top, and reconsideration of a masonry clad exterior considering the neighborhoods masonry building context.
- Work early with the Portland Bureau of Transportation [PBOT], specifically on the dedication requirement for the NW 6th Avenue frontage. Compositionally, if a dedication is required, the Commission was supportive of the recessed two-level, 25' clear, ground level design.

Summary of Comments. Following is a general summary of Commission comments by design tenet.

CONTEXT / QUALITY & PERMANENCE

1. Building Form – base, middle, top, corner.

- The simple L-shaped massing for this 7-story building expresses a strong base and middle, but the proposed design does not have a strong building top expression.
 - Additional design development needs to occur for the top floor expression, and not simply increasing the height of the top floor of the building.
- The projecting architectural features are very successful at the corner, particularly as they frame and provide critical scale, and provide views and light from both directions.
 - The architectural design itself must stand on its own, and the landscaping elements must be carefully considered for long-term maintenance and survivability.
 - The landscape detailing at each level will need to consider heating cables, irrigation, and the the correct planting schedule in order to thrive in these elevated east and north-facing covered conditions.

2. Existing light color, masonry clad materials and punched window openings.

- 5-stories of metal skin over two-story brick is proposed, but the district is predominantly light color masonry buildings.
 - A majority of the Commissioners expressed a strong desire to see a masonry system applied to the upper floors. Brick provided at the first two floors is great, but the building needs to be a fully masonry clad building.
 - The exterior material must have a visual texture otherwise achieved by small brick modules and mortar joints that make up the district context.
 - Only one of Commissioners present expressed an openness to a metal clad system, but more exploration of the detailing and textural expression of a metal clad system.
- The body of the building, clearly expressing its residential use with a modulated window pattern, should consider a deep sectional detail for the windows and planar-shifting panel elements.

3. End wall design.

- Commission agreed to develop the end walls with windows and street facing materials as shown. Particular care should be taken with the detailing of the exterior materials, especially at floor level transitions.
- Windows provided at the end of the corridor would provide a great deal of light into the hallways, as well as provide a more interesting expression for these end walls design. This feature is critical to the success of the end wall design.

PUBLIC REALM

4. Ground Floor Scale and Weather Protection.

- The Commission wholeheartedly supported the approximately 16' floor to floor measurement provided.
- Critical however will be the introduction of additional scalar elements to humanize the ground floor proportions.
 - In regards to the ground floor, additional design consideration and pedestrian scale features are needed to reflect more of the neighboring ground floor context [in a contemporary fashion, not a traditional transom over storefront pattern].
 - Additional canopies, perhaps as a secondary system to the primary canopies provided, would provide the additional weather protection required by the Design Guidelines, as well as add additional pedestrian scale to the storefront system.
- Main entrances on both frontages was well received. Commission was supportive of large alcove design

5. Loading Frontage Design and Adjustment.

- The recessed condition of the loading bay frontage does not appear as successfully resolved as a no setback/ aligned with property line condition. A setback loading frontage creates other problems.
 - All Commissioners agreed that relocation the electric room and/ or fire riser room to the interior of the building, allowing additional active use frontage along NW Flanders Street, is critical.
- PBOT has significant concerns of any vehicular access along NW 6th Avenue. The preferred street for loading access, while an Adjustment is still required to be approved, will be along NW Flanders Street.

6. NW 6th Avenue 4' Dedication Requirement/ Appeal Options.

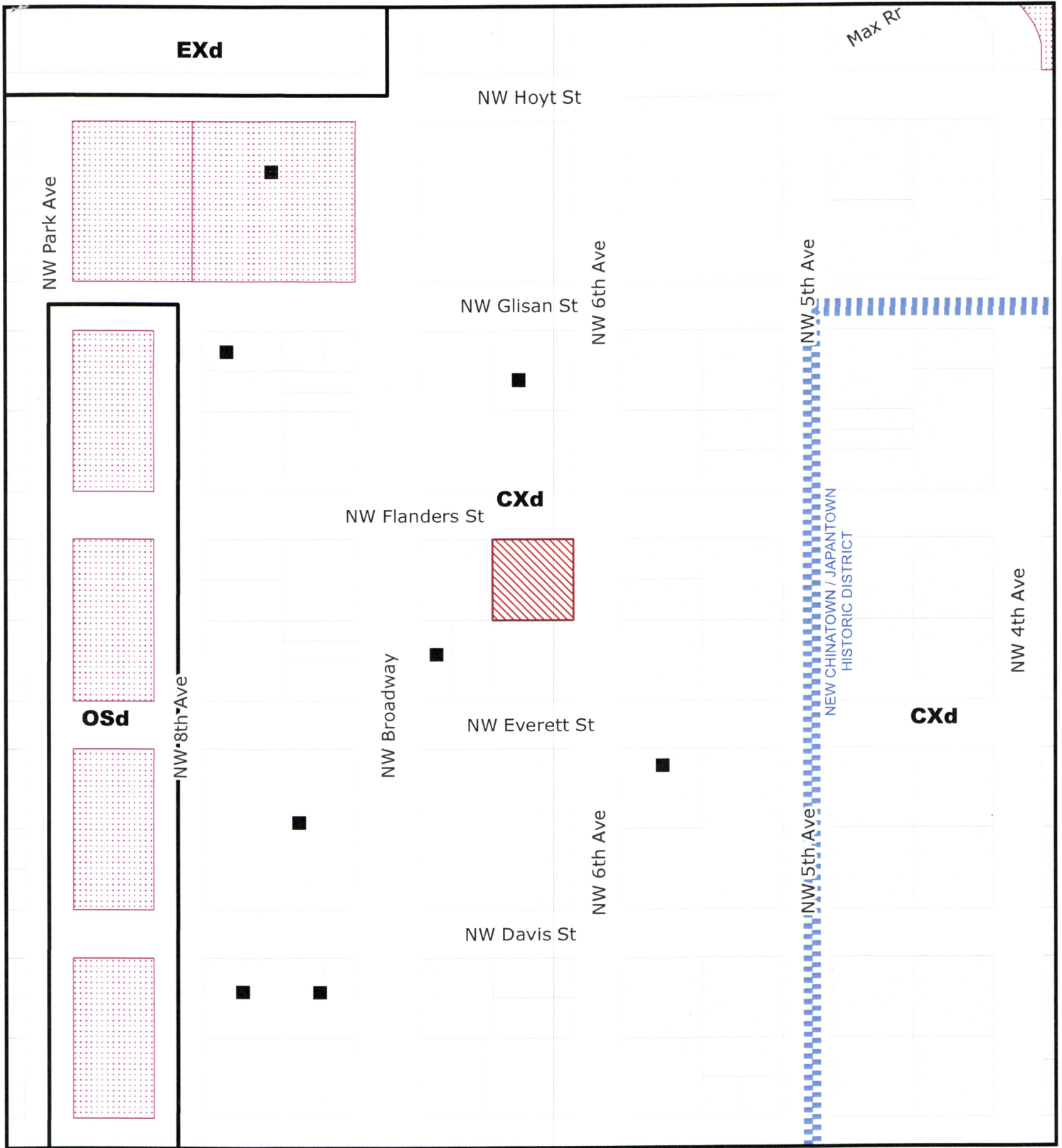
- Design Commission encouraged the Development Team to continue to work with PBOT to find a successful solution to the 4-foot dedication requirement along NW 6th Avenue.
- Should a dedication in some form be required, the recessed two-story option 2 [Exhibit C.12], if allowable by PBOT, was a compelling solution that responds well to the existing block face frontages along the west side of SW 6th Avenue, while also increasing the SW 6th sidewalk width an additional 4-feet.

Exhibit List

A. Applicant's Narrative & Drawings

1. December 12, 2019 Submittal
2. January 14, 2020 Revised Submittal
3. February 5, 2020 Revised Submittal
- B. Zoning Map (attached)
- C. Drawings [some attached]
 1. Project Summary
 2. Context Summary
 3. Zoning Summary
 4. Urban Context
 5. Site Context
 6. Pedestrian Context
 7. Existing Site and Vicinity Photos
 8. Concept Design
 9. Massing and Design
 10. Massing and Design Option 1
 11. Massing and Design Option 1
 12. Massing and Design Option 2 – Two floor 4' dedication
 13. Massing and Design Option 3 – Full 4' dedication
 14. Massing and Design Options Summary
 15. Architectural Projections
 16. Proposed Site Plan
 17. Revised Site Plan
 18. Zoning Height Base Point
 19. Revised Ground Level Plan [attached]
 20. Ground Level Plan
 21. Loading Zone
 22. Second Level Plan
 23. Revised Second Level Plan
 24. Typical Upper Floor Plan – SRO
 25. Typical Upper Floor Plan – Studio
 26. Roof Plan
 27. Preliminary Open Space Concept
 28. Preliminary Open Space Concept
 29. Preliminary Open Space Concept
 30. Preliminary Building Elevations
 31. Material Concepts
 32. Revised Material Concepts
 33. Perspective
 34. Representative Image of Project [attached]
 35. Revised Representative Image of Project
 36. Revised Representative Image of Project
 37. Representative Image of Project
 38. Representative Image of Project
 39. Revised Representative Image of Project
 40. Revised Representative Image of Project
 41. Revised Representative Image of Project
 42. Revised Representative Image of Project
 43. Anticipated Modifications/ Adjustments
- 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 Environmental Service, refer to comments in EA 19249874 PC Notes.
 2. Portland Housing Bureau, no need to comment at this time.
- F. Public Testimony – no comments submitted.
- G. Other
 1. Application form
 2. January 27, 2020 Design Commission Memo and Attachments
- H. Hearing February 6, 2020
 1. Staff PPT Presentation



ZONING



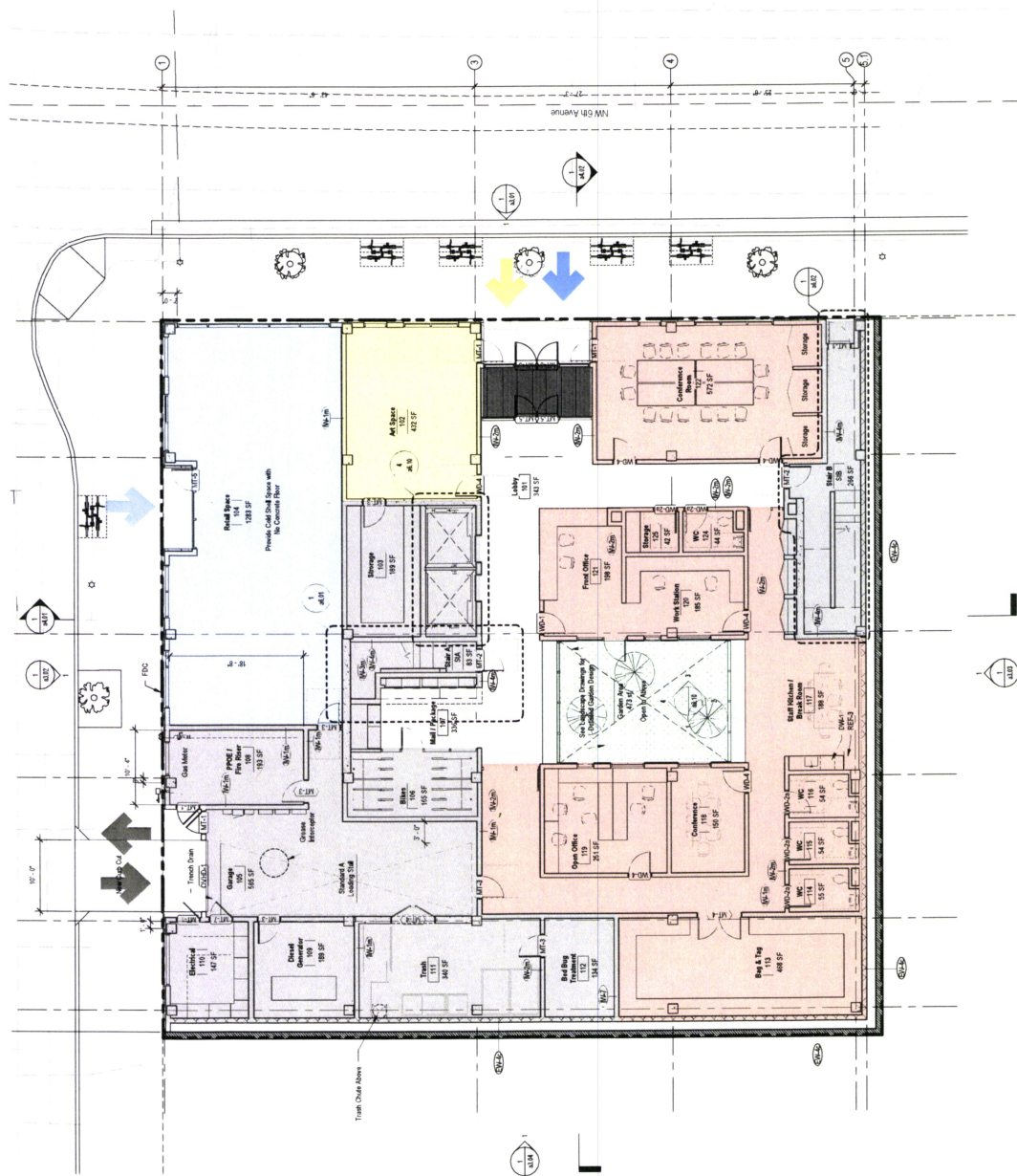
CENTRAL CITY PLAN DISTRICT
 OLD TOWN/CHINATOWN SUB DISTRICT

-  Site
-  Also Owned Parcels
-  Historic Landmark

File No.	EA 19 - 264356 DA
1/4 Section	3029
Scale	1 inch = 163 feet
State ID	1N1E34CA 2300
Exhibit	B Dec 16, 2019

3.4 GROUND LEVEL PLAN

- Residential
 - Residential Amenity 460 sf
 - Core & Support 3,350 sf
 - Retail + Residential Amenity 1,250 sf
 - Landscape 475 sf
 - Office 3,700 sf
- Main Entrance
 - Retail Entrance
 - Vehicular Access
 - Residence Entrance



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3.11 REPRESENTATIVE IMAGE OF PROJECT



**W.P.A | ARCHITECTURE
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OPTION 1

EXH. C.134

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