



City of Portland Design Commission

Design Advice Request

SUMMARY MEMO

Date: 8/25/2020
To: Ralph Tahrán | Tahrán Architecture & Planning
From: Tanya Paglia, Design Review
503-823-4989 | tanya.paglia@portlandoregon.gov
Re: EA 20-158166 DAR – 2055-2057 & 2061 SW Park Ave | SW Park Apartments
Design Advice Request Commission Summary Memo – 8/6/2020

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 8/6/2020 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/13902686/>.

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 8/6/2020. 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 II 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 II Land Use Review Application.

Encl:
Summary Memo

Cc: Design Commission
Respondents

Executive Summary.

1. Blending into the neighborhood is a key challenge for this project. As designed, the building appears more office/ commercial in its expression, and not residential as is programmed. Additional details and moves, such as recessed and/ or projecting balconies on the facades and materials with less glare, would provide more human-scale and residential expression and better meet applicable approval criteria.
2. The corner treatment orients the building to the city and are very successful; particularly the main entrance and entry colonnade and providing adequate weather protection.
3. Explore alternative strategies to take all of the back of house functions – loading, electrical, etc. – and put them all on one street and/or utilize the site's slope to move back of house functions away from street frontages and to the back of the building.

Commissioners Present. Chair Livingston, Commissioners McCarter, Commissioner Robinson, Commissioner Rodriguez, Commissioner Santner, and Commissioner Vallaster. Commissioner Molinar submitted comments via email.

Summary of Comments.

Building corner and entrance courtyard

- The corner treatment orients the building to the city and is very successful.
- Main entrance and entry colonnade are fantastic and working well.
- The arcade overhang provides sufficient weather protection.

Sunken courtyard frontage

- The sunken elements of the building are not yet working and architectural craft is needed to resolve the building base.
- Consider utilizing the site's grade change to improve the ground floor conditions overall.
- The sunken courtyard along Clifton poses safety problems creating a dark secluded condition with no eyes on the street.
- Explore making the courtyard space interior amenity space rather than exterior to improve safety.

Building response to context

- While larger than most of the surrounding development, the building's scale is allowed by zoning development standards so not a focus of Design Review but designing the building to blend with neighborhood is key to meeting Design Review guidelines.
- This neighborhood is across a large freeway from PSU. The proposed building is in a different neighborhood and needs to respond better to its immediate setting.
- Foremost, the building does not look residential and has the appearance of an office building which does not mesh with the residential context of the neighborhood. More human-scale detail is needed.
- The lack of horizontal changes in the massing make the building feel larger and the building skin needs more work responding to context – more detailing and texture and less monolithic glazing.

- Residential balconies carried up the building would enrich the façade, adding detail, human scale and visual interest which it currently lacks and would contribute to it not looking like an office building. Recessed balconies would provide welcome façade shifts.
- The oriel window contributes to the commercial quality of the building – takes away from the contextual response. Balconies deployed where the oriel is could improve response to context.
- Balconies would also provide great for views from the building for residents.

Solid blank wall at the ground floor lounge on the eastern elevation

- The lounge's solid blank street facing ground floor wall is an easy fix. Transparency should be added to the exterior wall to activate the façade and add eyes on the street to the Park Ave frontage.

Upper floor glazing

- Give thought to developing the building skin to add detail and create less glare (so that not every surface is glazing).
- However, more glazing on the west and south facades would be welcome.
- While the oriel is nice, units with floor to ceiling glass is not ideally livable.

Back of House Elements

- Explore alternative strategies to take all of the back of house functions – loading, electrical, etc. – and put them all on one street. Having back of house frontage along both streets makes both worse. Need to consolidate and make one street great.
- Could the slope be used to create a split level to bring utilities in through the alley, and/or could the electrical room be up higher and open to rear of building.
- Could bike parking be pulled up so that people can wheel the bikes in at grade and enhance bike ridership – digging less basement and pushing some of the basement stuff up.

Exposed loading

- Put more attention to the loading zone as it won't be in perpetual use as vehicle area. Find ways for it to be a pleasant entrance for pedestrians and contribute to a vibrant streetscape

Prefabricated Materials and Assembly.

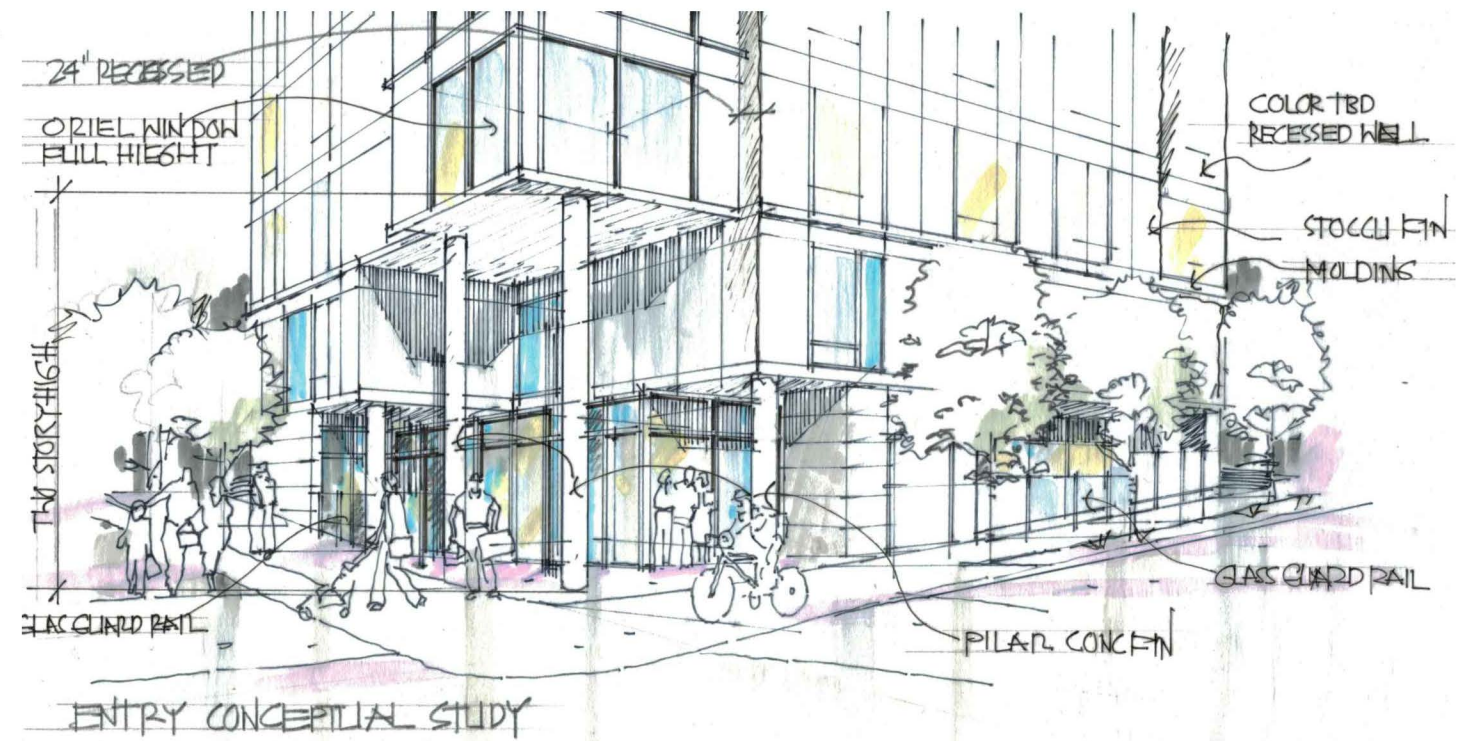
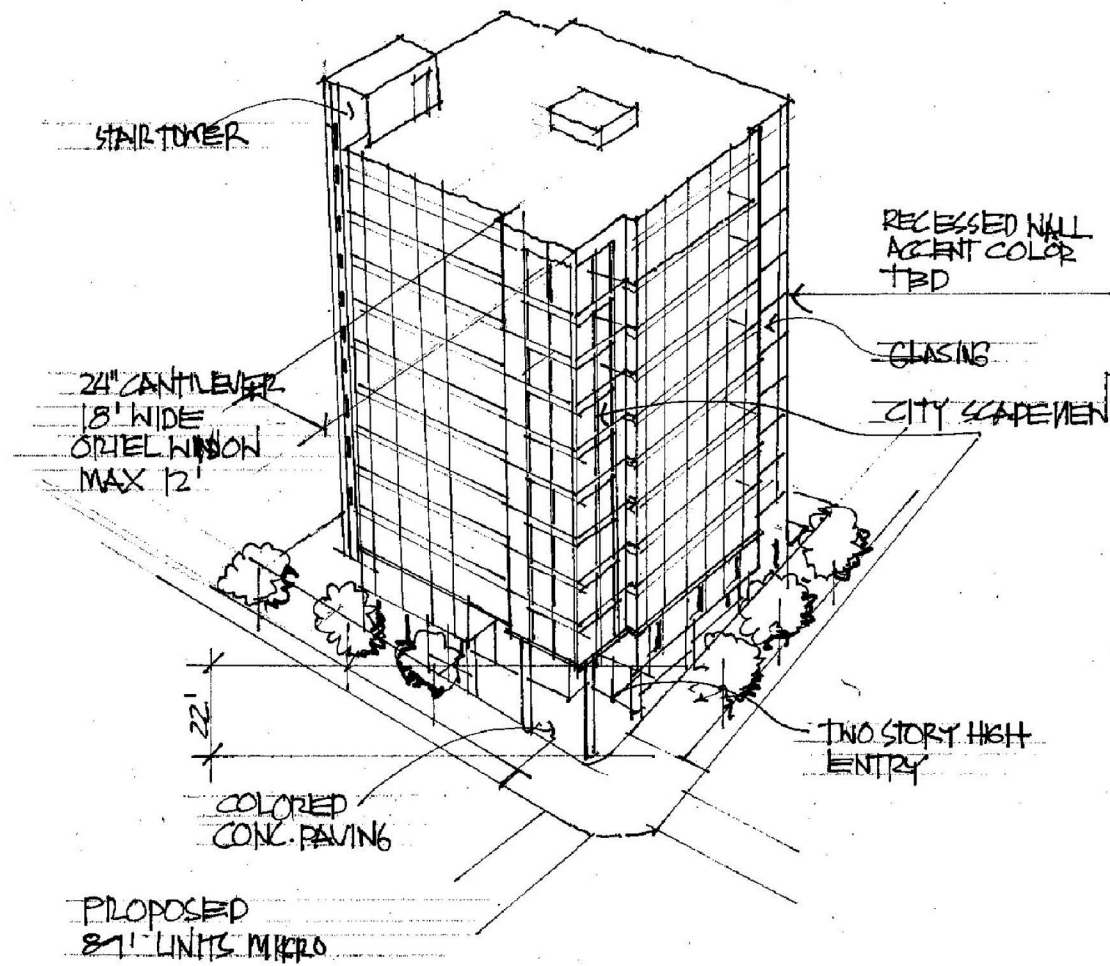
- The applicant is commended for exploring prefab construction.
- Exposing some of the mass timber frame would add interesting detail to the building.

Rooftop Deck

- A rooftop deck is a nice amenity for residents but would not take the place of residential balconies carried up the building which would do a great deal to enrich the façade of the building.
- This would offer excellent views of downtown for residents.

Exhibit List

- A. Applicant's Submittals
 - 1. Development Program Summary
 - 2. Site Photos
- B. Zoning Map
- C. Drawings | 6/21/2020
 - 1. Cover Page: Project Team & Table of Contents
 - 2. Pre-app Massing Study C02
 - 3. Massing Study and Entry Conceptual Study C02.1 (attached)
 - 4. Vicinity Map C03
 - 5. Perspective C04 (attached)
 - 6. Oriel Window - Plan C05
 - 7. Oriel Window - Elevation C06
 - 8. Landscape Plan C07
 - 9. FAR Diagram C08
 - 10. Site Plan C09
 - 11. Area Calculation C09.1
 - 12. Basement Floor Plan C10
 - 13. Level 1 Floor Plan C11 (attached)
 - 14. Level 2 Floor Plan C12
 - 15. Level 3 to 10 Floor Plan C13
 - 16. Level 11 Floor Plan C14
 - 17. Roof Plan C15
 - 18. East and North Elevations C20
 - 19. West and South Elevation C21
 - 20-21. Building Sections C23 & C24
- 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: None received
- E. Public Testimony
 - 1. Melanie Billings-Yun, Southwest Hills Residential League (SWHRL) Board, 8/6/2020
 - 2. Craig Koon, Southwest Hills Residential League (SWHRL) Land Use Committee, 8/6/2020
 - 3. Qin Hong, Neighbor, 8/5/2020, 8/10/2020
 - 4. Matthew Gillis, Neighbor, 8/6/2020
 - 5. Tammy Goesch, Former Neighbor, 8/4/2020
- F. Other
 - 1. Application form
 - 1. Pre-Application Conference Summary notes (EA 19-158676 PC), held 7/23/2019
 - 2. Early Assistance Appointment Summary notes (EA 20-161464 APPT), held
 - 3. Staff memo to Design Commission for DAR, 7/27/2020

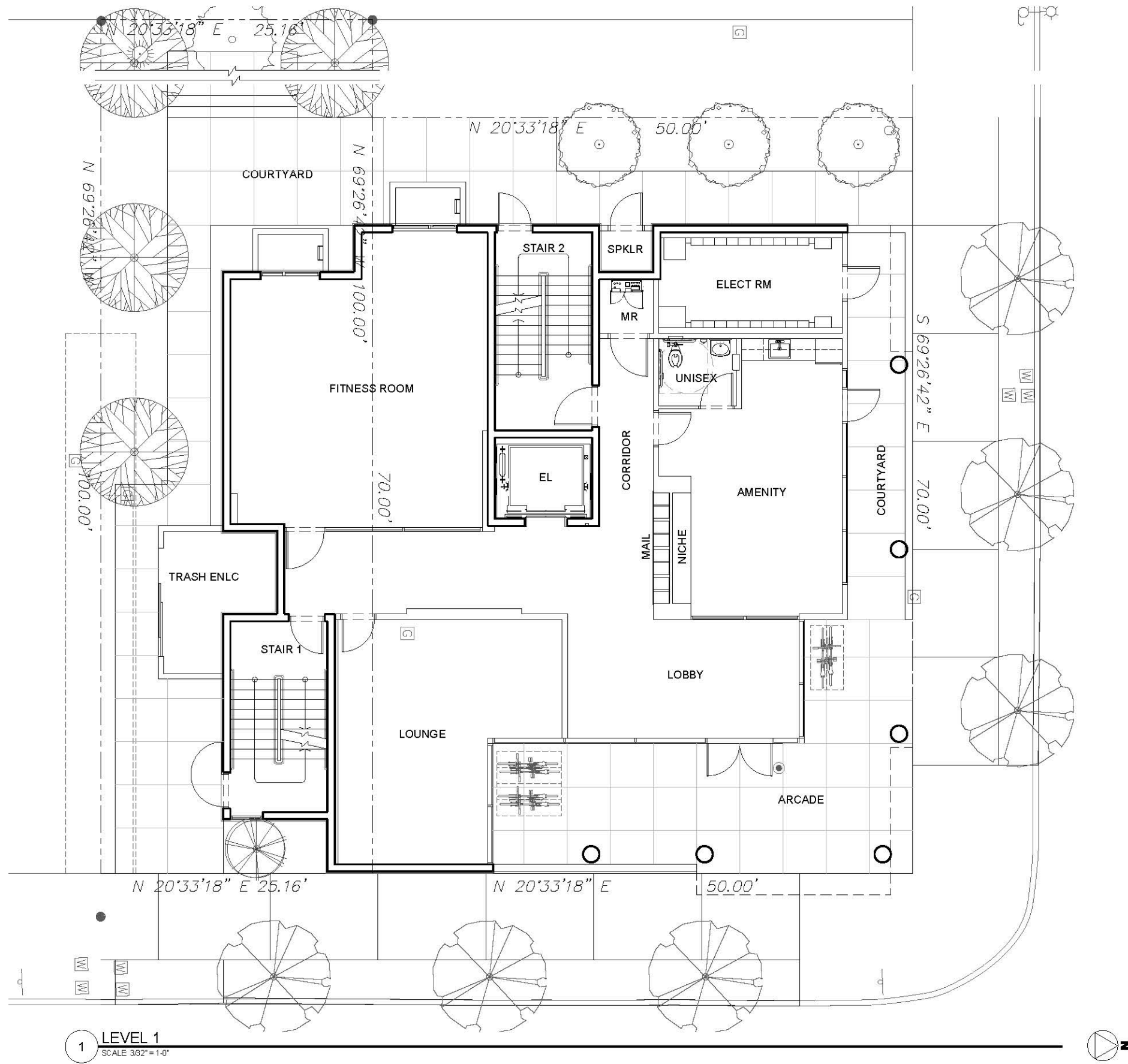


MASSING STUDY



PERSPECTIVE





S.W. CLIFTON STREET

1 LEVEL 1
SCALE 3/32" = 1'-0"