



Design Advice Request

DISCUSSION MEMO

Date: June 9, 2022
To: Portland Design Commission
From: Staci Monroe, Design & Historic Review Team
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Re: EA 22-137077 DZ – Albina One
 Design Advice Request Memo – June 16, 2022

This memo is regarding the upcoming DAR on June 16th for Albina One. The following supporting documents are available as follows:

- Drawings – accessed [here](https://efiles.portlandoregon.gov/record/15075176) (efiles.portlandoregon.gov/record/15075176). Note, Commissioners who requested hard copies will receive the drawing set by courier.
- Guideline matrix and other documents – planner to note where (attached or efiles link)

I. PROGRAM OVERVIEW

- Proposed 7-story building with 94 units (all affordable), a large community room and services, lobby, flexible meeting space and an incubator space.
- No vehicle parking provided, however, loading and bike parking will be onsite.
- Outdoor play area for the residents on the north side and large plaza space for community gathering and events on the south side.
- Alternative design options include solar panels on the roof and balconies.

II. DEVELOPMENT TEAM BIO

Architect Ashley Kroger & Chandra Robinson | Lever Architecture
Owner’s Representative Carly Harrison | Edlen & Co.
Project Valuation \$ 55 million

III. FUTURE DESIGN REVIEW APPROVAL CRITERIA: (see attached matrix)

- Central City Fundamental Design Guidelines
- Lloyd District Design Guidelines

IV. POTENTIAL MODIFICATION

The following Modification would be required for the current proposal:

1. 60% of the roof area is required to include an ecoroof. The proposal does not include an ecoroof on the roof. (Section 33.510.243).

Modifications are subject to the following approval criteria:

- A. Better meets design guidelines. The resulting development will better meet the applicable design guidelines; and

- B. Purpose of the standard. On balance, the proposal will be consistent with the purpose of the standard for which a modification is requested; and
- C. Mitigation of impacts. Any impacts resulting from the modifications are mitigated to the extent practical.

V. STAFF ANALYSIS & RECOMMENDED DAR DISCUSSION TOPICS

Staff advise you consider the following among your discussion items on June 16th:

CONTEXT

The project is very intentional with its response to the past, present and future context of the surrounding area (guidelines A1, A2, A3, A5, A6, A9, C1, C4):

- **Past** - The site is located within the western portion of the once vibrant Albina neighborhood, where a large Black community once thrived. The I-5 freeway expansion and other capital projects destroyed the majority of homes and buildings as well the community and social structure that occupied them. The proposed programming which includes a large community service, commercial incubator and large outdoor community gathering spaces support rebuilding the community.
- **Existing** - The surrounding area consists of non-descript low scale buildings, with the exception of the 4-story Paramount Apartments immediately south of the site. Built in 1923, the Paramount Apartments is one of the last remaining historic residential structures that is significant to the Albina community as it was one of the only places Black folks were allowed to stay when they came to Portland. The project provides deference to this building by siting the project at the north end with a large plaza and community gathering area in between the two buildings. The solid massing and regularized fenestration pattern of the proposal also complement the apartment building.
- **Future** - The proposal complements and supports several future developments in the area. The Analog, an 8-story building recently approved just north of the site at the corner of Hancock and Flint, is establishing a new context for larger residential development. The PPS Blanchard site is part of a future vision to be redeveloped with a variety of housing types and open shared spaces. The building shifted to the north end of the site and, with active ground floor on Wheeler, anticipates the future neighborhood across the street. Hybrid 3 lid option for the I-5 Rose Quarter project will be located just east of the site. The highway covers will connect streets that are currently divided by I-5 and add additional land, allowing wider sidewalks and new spaces for community activities. Once built, the cover will be able to hold buildings two to three stories tall. The large plaza that extends through the site will assist the lid covers in connecting the west and east side of the neighborhood.

PUBLIC REALM

The site and building design have taken full advantage of the slope and two streets that results in active programming along all three frontages that are engaging and inviting.

- **Frontages.** While Flint has the higher street classification, the Wheeler frontage is equally important if not more given the future vision of development in the immediate area. Therefore, the single loading bay and main lobby on Flint and the large incubator commercial space on Wheeler are appropriate. Aligning the large outdoor plaza space at the terminus of Dixon at Wheeler provides an active open space that is highly visible and inviting. Active program and the large community center entry off the plaza as well as the pathways that connect through to both streets provide a very active frontage that is pedestrian only. **Discuss** the plaza features, transitions, and layout to ensure access, use, safety and maintenance. Specifically discuss the

above-ground transformer along Wheeler and opportunities to incorporate art and water features to meet Lloyd District Guidelines A5-2, A5-3, A5-4, B-5, B1-2.

- **Weather Protection.** Generous covered areas, created by recessed areas and cantilevered upper floor, are provided at the two primary building entries and along the stair in the southern courtyard. **Discuss** additional opportunities over the sidewalk on the Wheeler frontage and the dimensions (height and depth) of the covered area over the stairs.

QUALITY & PERMANENCE

- **Exterior materials.** The primary building material is proposed as stucco with a bold accent color at the community spaces. The applicant intends to bring other material options to the meeting. **Discuss** Lloyd District specific guidelines C10-1 (use masonry materials), C10-3 (use light colors) and the materials intended for the ground floor to ensure they are contextual, durable and long-lasting.
- **Coherency.** The massing and façade composition are strong and organized. Stepped lower levels with large overhangs along the south plaza and the double height and wide balconies at the southwest corner provide depth and movement on the façade. **Discuss** if and how more could be done to address Lloyd District Design Guideline C10-2 (design exterior building walls that are transparent and sculptural in surface).
- **Resilience.** A modification to not provide an ecoroof is requested (see exhibits A40 and A41). Rooftop solar panels are included as an alternate option for the proposal. The applicant states that the benefits that ecoroofs provide are intended to be met on the ground within the southern plaza.

Ecoroofs are a fairly new requirement (effective mid 2018) and a waiver has only occurred in a couple of very unique situations. Furthermore, solar panels have been shown to be effective with an ecoroof below. And while a building code appeal would be necessary for the two systems to coexist on the roof, the BDS process and requirements are straightforward and not considered a barrier.

At this time Staff is not supportive of the request as the project does not appear to have extenuating circumstances that prevent the ecoroof from being provided and the approval criteria have not yet been demonstrated to be met. To consider this request the following is necessary:

- Technical analysis needs to be provided and is critical to show all elements of the ecoroof purpose statement can be met.
- Solar panels cannot be optional as they are likely needed to meet an element of the purpose statement.
- Measures would be needed to ensure the open space plaza is not developed in the future so the ecoroof benefits are maintained in perpetuity..

Discuss modification request (discussion should refer to modification approval criteria in Section IV above).