



City of Portland, Oregon
Bureau of Development Services
Land Use Services

FROM CONCEPT TO CONSTRUCTION

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MEMORANDUM

Date: December 23, 2011
To: Phil Chubb, Fletcher Farr Ayotte Inc.
From: Chris Caruso, Development Review, 503-823-5747
chris.caruso@portlandoregon.gov
Re: EA 11-189682 DA – Astor Pacific Apartments
Design Advice Request Summary Memo

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. Attached is a summary of the comments provided by the Design Commission at the December 15, 2011 Design Advice Request. This summary was generated from notes taken at the public meeting and a subsequent review of the public meeting recordings. For a small fee we can provide you with copies of those recordings; to request copies, please call 503-823-7814.

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 December 15, 2011. 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 pre-application, a land use review application, public notification, a Staff Report and a public hearing] must be followed once the Design Advice Request meetings are complete, if formal approval for specific elements of your project is desired.

At the end of the hearing, it was understood that you would not return for a second Design Advice Request. Please continue to coordinate with me as you prepare your formal Type III Design Review application.

Loading Dock

- Look at extending the loading dock to include the actual loading door so the dock looks more intentional, not tacked on; feels like it all ramp right now and unresolved.
- What purpose does the loading dock have; needs to feel like a place.
- Putting a door or window into an active area in place of the street-level garage exhaust is a good idea.
- Change the exterior louver to something else.
- The dock area should either be super spare and industrial or fancier, extending courtyard materials out into the public realm (requires PBOT approval).
- Loading docks make for a difficult pedestrian environment.
- Dock needs to be more resolved, perhaps taller or longer.
- If the dock stays as proposed, it could take away from the courtyard experience and be seen as a barrier instead of an asset.

Courtyard

- Be conscious of potentially more people using the north end of the courtyard due to hot sun coming into the west end; provide lots of seating at the north end.

- All exterior materials should be as high quality and styled to match the outside of the building; adding a precast cap to the planters for instance would help improve their quality and style.
- The white elements inside the courtyard (on the walls) seem unresolved.

Building Massing & Patterning

- West courtyard elevation should be more symmetrical.
- Building massing overall is fine but should either go for total symmetry or better figure out a parti that allows you to logically create the asymmetrical moves like the windows.
- The asymmetry of the windows are a nice touch and a way to break out of the strict Art Deco styling, helping the building feel a bit more modern.
- Exterior asymmetry is not troubling.
- Either lose the smaller louvers or better integrate them into door and window openings.
- Solid door into the loading/trash area is okay.

Materials

- Fiber cement panels need better justification as part of the overall design; not just that the money ran out.
- Consider using brick with black flecks in it to help hide dirt.
- The sheer extent of the fiber cement panels is a concern; needs to be really well integrated into the design; needs a convincing story; cannot cheapen this area down and still declare that it is a special place for the residents; needs to be gracious and grand like courtyards on older buildings in the area where entering the courtyard was the event.

Encl:
Summary Memo

CC: Design Commission

This memo summarizes **Design Commission** design direction provided at the December 15, 2011 DAR.

Exhibit List

- A. Applicant's Narrative
- B. Zoning Map (attached)
- C.
 - 1. Site/Ground Floor Plan (attached)
 - 2. Cover Sheet
 - 3. Vicinity Plan
 - 4. Basement Plan
 - 5. Typical Plan Floors 2-6
 - 6. East Elevation (attached)
 - 7. South Elevation
 - 8. West Elevation
 - 9. North Elevation
 - 10. Courtyard Section
 - 11. Building Section
 - 12. Exterior Views
 - 13. Courtyard
 - 14. Courtyard
- D.
 - 1. Mailing list
 - 2. Mailed notice
- E.
 - 1. Public Testimony - none
- F.
 - 1. Application form
 - 2. Site History
 - 3. Staff memo from Pettygrove Greenstreet briefing
 - 4. Staff PowerPoint
 - 5. Pre-Application Conference Summary Notes

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