



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

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MEMORANDUM

Date: August 15, 2011
To: Dave Evonuk, Water Bureau
From: Tim Heron, Development Review
Phone number 503-823-7726
Re: 11-146569 DA – Fulton Pump Station Replacement
Design Advice Request Summary Memo July 21, 2011

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 July 21, 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 July 21, 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 suggested that you may return for a second Design Advice Request. Please continue to coordinate with me as you continue your design work.

Encl:
Summary Memo

Cc: Design Commission
Respondents

This memo summarizes **Design Commission** design direction provided at the July 21, 2011 DAR.

Scale and location

- The building scale is unfortunate. This is a very big and a very tall building in a park – that is the challenge.
- The building is in the wrong location – it is at an entry to the park and at a future streetcar stop.
- The building height should not be driven up by 15' +/- only to accommodate a crane that shows up so infrequently over the course of a year. Push more on Parks' and the neighborhood's crane concerns.
- Have a crane come in only when it is needed. Or, get the crane out of the pump building, lower the height of the pump building and have the crane separate.
- It is very hard to deal with the proposed scale. It must be dealt with in a successful way.
- Do you need all of this storage? The building is very big.

Building design and materials

- The design is not cohesive – all 4 sides don't work together.
- You are adding an unnecessary complexity to the building by cladding it in materials.
- Why not a quiet simple form with a beautiful finish? More utilitarian.
- The proposed materials do not achieve a “warmer” building. Ceraclad feels too plastic, metal feels too cold. Clear glass puts “eyes” on the public space and warms it up.
- Concrete is the preferred material. If you are concerned about tagging, consider more articulation to the concrete.
- A building, including the roof, that is completely concrete is exciting. That should be exposed instead of cladded.
- Express the 5 pumps with the concrete form. Carve out of the concrete, or expose the pumps. This would celebrate the River, the reservoirs and the pump. Go back, keep it concrete, and carve it up.
- Get creative with the roof – lean it in, lean it out, carve it, etc.
- At least two Commissioners expressly stated ceraclad is not a good material.
- All 4 elevations are important – the West elevation is a big public face and needs the same thought as the other elevations will get.
- The north and south elevations have a vertical expression and do not break down the scale of the building. The building, though, is horizontal and therefore should have a horizontal expression to break down the scale.
- The louvers have a massive scale – be creative with reducing their scale.
- Simplify the materials. You can have more articulation with simple materials.
- Nice for an ecoroof to be incorporated.
- Green walls are high maintenance. Cable system might be better.
- Express the inside outside.
- Because you can't hide this, make it something of interest – concrete would be exciting.
- Why not use vision glass?

Public space

- The service entry feels like a court, like an entry – but it is neither.
- Establish a hierarchy between the public component and the service entry. Use screening to play down the areas that are not public.
- Safety and security will be an issue.
- The existing path sequence is spaghetti – consolidate better and make it more efficient and effective. You might end up with more area to plant.
- Express water into the landscape.
- Think about how many people will be at the knuckle. Do you want a congregating space at the bathrooms?
- Blend the building into the park environment at the edges with a good landscape design – increase your scope to do it right.

Exhibit List

- A. Applicant's Submittals
 - 1. Project Narrative
- A. Zoning Map
- C. Drawings
 - 1. C1-C10, drawings presented at 7-21-11 DAR
- D. Notification
 - 1. Mailing list for 7-21-11 DAR
 - 2. Mailed notice for 7-21-11 DAR
- E. Agency Comments
 - Not used*
- F. Public Testimony
 - Not used*
- G. Other
 - 1. Application form
 - 2. 7-14-11 Memo to Commission
 - 3. Staff presentation from 7-21-11 DAR
 - 4. Points of conversation for 7-21-11 DAR
 - 5. Staff notes from 7-21-11 DAR