



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

FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, Commissioner  
Paul L. Scarlett, Director  
Phone: (503) 823-7300  
Fax: (503) 823-5630  
TTY: (503) 823-6868  
[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

## MEMORANDUM

**Date:** December 20, 2012  
**To:** Wade Johns, Alamo Manhattan Properties  
**From:** Hillary Adam, Development Review  
Phone number 503-823-3581  
**Re:** 12-193183 DA – 0601 SW Abernethy  
Design Advice Request Summary Memo December 6, 2012

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 September 20, 2012 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:

[http://efiles.portlandoregon.gov/webdrawer/search/rec?sm\\_class=uri\\_7547&count&rows=50](http://efiles.portlandoregon.gov/webdrawer/search/rec?sm_class=uri_7547&count&rows=50)

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 6, 2012. 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.

*Encl:*  
Summary Memo

*Cc:* Design Commission

This memo summarizes **Design Commission** design direction provided at the December 6, 2012 DAR.

### **Ground Level Activation and Transition**

- The majority of the Commissioners present recommended looking at expanding the SW Moody lobby so that it opened up to the courtyard to provide views into the courtyard from SW Moody and to give purpose to the central path in the courtyard.
- It might make more sense to locate the retail closer to the transit stop and have the leasing office located on SW Moody, which is the side where most people will approach the building. A larger lobby accessed from SW Moody can go all the way through the building and open onto the courtyard. This would provide a view of the courtyard from SW Moody and would allow access from both SW Bond and SW Moody into the primary building lobby.
- SW Bond is going to be a primary north-south retail corridor. There may be an opportunity to convert the fitness and club spaces to retail in the future.
- If the stoops on SW Moody go away, due to the dedication requirement, there needs to be something more than just a window to offer to the residents, something that opens to the outdoors.
- A 3' separation in elevation on SW Moody is good but, if the stoops go away, something still needs to be done to activate that edge. Even if it isn't how residents get into those units, there still needs to be a stoop or something to activate that level. A 3' floor plate with a 3' window sill would be difficult to approve.
- Double-door entries and stoops are common in the architecture vocabulary of the district, even with the podiums at the larger towers. Once the required dedication is determined, the best thing is to maintain the stooped entrances to engage the street. The second best option is that these units are accessed internally, but there are still stoops or terraces that can be used by the residents, or at least Juliet style balconies.
- How will the interior corridors emptying onto Bond be treated if they are visible to pedestrians? It is not desirable to look down a blank corridor from outside on the sidewalk.

### **Outdoor Areas**

- The majority of the Commissioners present suggested that the design of the courtyard be informed by the potential uses in the courtyard, rather than designing the space with a plan diagram, which will better respond to the needs of the residents.
- Let the use, rather than the plan, inform the design of the courtyard. This will result in a space that has more longevity, rather than being trendy.
- The initial moves in the courtyard design can be a good starting point, but how are people going to use the space and what is it going to look like from above? Suggest that the courtyard is studied in 3D from different angles to really understand how the angles are working and to get them right.
- Consider how people will use this space and how the design can anticipate those uses. Will it be used for passive or active recreation or will it be just a space to look down on from above? Urbanized living in these close quarters has the potential to provide uses that don't involve going to the river to get outside. Let the use determine the design rather than a plan diagram.
- There is a real opportunity in the courtyard to look at how people use the space. The zigzag saw tooth path affords opportunity for intimate spaces and front yards. There's a certain perception that the nook where the building steps in that "this is mine". Traditionally you step out onto the sidewalk, but here you're creating units that have a bit of community to them.
- The stepping back of the courtyard wall plane creates pockets so that it is not just a rectangle and creates opportunities.
- The landscaping looked exciting in plan view but the rendering makes it appear flat. The plan makes it look like there are opportunities for level changes.
- The plan diagram of the courtyard looks like how you want this space to feel – with a certain energy that comes from having people in it doing things. That energy can come from simple rectilinear forms but programmed the right way.
- If the courtyard is to be private, there needs to be clarity as to where that line is. The courtyard does not necessarily have to be open to the public, but perhaps consider pushing back that line so there is more room for pedestrians to get off the sidewalk.

- The biggest concern is the character of the courtyard, given the depth and width of the space. How pastoral can it be within these constraints? It can still have an interesting program, but it will be dark and it seems sort of cavern like, scary and ominous. Images of built examples, with similar height and width, which are representative of your design goal would be helpful to understand what that space will feel like.
- It could be interesting if the trees were off-center, rather than justified to either side of the courtyard, as the environmental conditions will be different on the north and south sides of the courtyard. Trees can be smaller, more shrub-like.
- There seems to be a similar juxtaposition of order and chaos in the courtyard as there is in the building façade treatment. With an orderly landscape on the outside with more playful landscaping on the inside, it becomes an object in and of itself. If it doesn't relate to what's happening on the outside, it becomes an installation, sort of its own thing.
- The landscape plan has a busyness about it and it may make more sense if it had just a few bold moves. If it doesn't relate to the architecture then it becomes like an art piece and would therefore need a composition that is almost internal to itself, but you still want to maintain the program. Programmatically it works, in terms of where the fire pit and the seating are located, and if you're going to do angles then make sure it holds together as a composition. Courtyard design needs refinement.
- It has to be a visual garden and a functional garden. There is a tradition of the zigzag path in Chinese garden design which is interesting in that you can't get from point A to point B in a straight line and this could be worked into an interesting urban context.
- The rooftop deck could be located at the center of the building so that the deck's users could look out over the courtyard. It would be wise to consider the distinct probability that the block to the east will be developed in the future, and if the rooftop deck is at the center of the building, then the view into the courtyard is preserved even after the view to the river is lost. A center deck does not have to mean sacrificing the northeast corner deck. If the elevator tower is relocated to the center, it would just require walking from the center tower to the northeast deck.
- Be mindful of how much bicycle parking is proposed at the east end of the courtyard. Most people won't want to walk through a gauntlet of bicycle parking to get into the courtyard.

### **Materials**

- The majority of the Commissioners present expressed a desire for a simpler material palette, favoring durable materials of quality.
- Look at the proposed materials again and consider reducing the number of them, strive for quality materials with an authenticity in their function, rather than appliqués.
- It is a little busy in the number of materials and the way it is broken up. Look for a way to make a simpler building with a certain simple integrity instead of a variety with regard to the vertical surfaces. It should work as a form first.
- Stucco foam trim sounds suspicious, with regard to its appearance and longevity. Stay away from foamy things.
- Be conscious of exhaust fans and those will be designed – a building-wide system or individual through-the-wall units? Detail these early so that they do not become an issue later in the development review process. Aim for making them disappear.

### **Overall Design Cohesion**

- The majority of the Commissioners present voiced positive reactions to this first rendition of the proposed building, and generally appreciated the form and massing of the building, but expressed concern about the disparate personalities represented in the façade treatment, and suggested simplifying the articulation of certain elements and resolving the conflicts between the building's more subtle and bolder moves.
- There are a lot of really good things happening already with good materials at the ground floor. Breaking up the broad eastern face with the courtyard and articulating the top floor to break down the scale are good moves. It looks like there is a polite baseline building with big parts inserted into it to break down the scale of the buildings.
- This building has the potential to be a restrained but respectful addition to the neighborhood, but it has a politeness juxtaposed with some crazy stuff that is not really integrated.
- There seems to be a few too many things going on. It looks like two different buildings from left to right. The most successful part is to the left (Bond and Abernethy corner). The

southern block (Bond and Abernethy corner) has some nice moves, a progression from bottom to top, good scale, solid and confident but not ostentatious.

- Crazier courtyard design could work if interior building of the courtyard was similar in juxtaposition with a conservative exterior and wilder interior building, like a person wearing “a suit with wild socks.”
- With regard to building massing and the façades, the juxtaposition of the three different languages gives the building diversity and breaks up the façade. The play of positive and negative space works, such as at the penthouse level and the corner balconies.
- The vertical panels make the façade too busy.
- With regard to the block and the bricks, this feels like a sturdy building.
- Encourage more use of the horizontal overhang.
- The bull nose of the red stucco walls, most noticeable in the courtyard rendering, does not fit the language of any of the other architecture around.
- Refine the big idea, and then it’s all in the details.
- Don’t simplify the design to the point of meanness. Certain parts of the vocabulary are working, such as the overhangs. Consider integrating the vertical circulation more. The articulation of the wall plane along the north and south façades, by breaking it up into three pieces is working. It is important to maintain the parts that are working – the brick blocks with the tissue connecting them. Simplify the materials without losing the form. It’s important to maintain the upper floor that is set back with the overhangs above, and then maybe a higher overhang where the core tops out.

**General Design Comments**

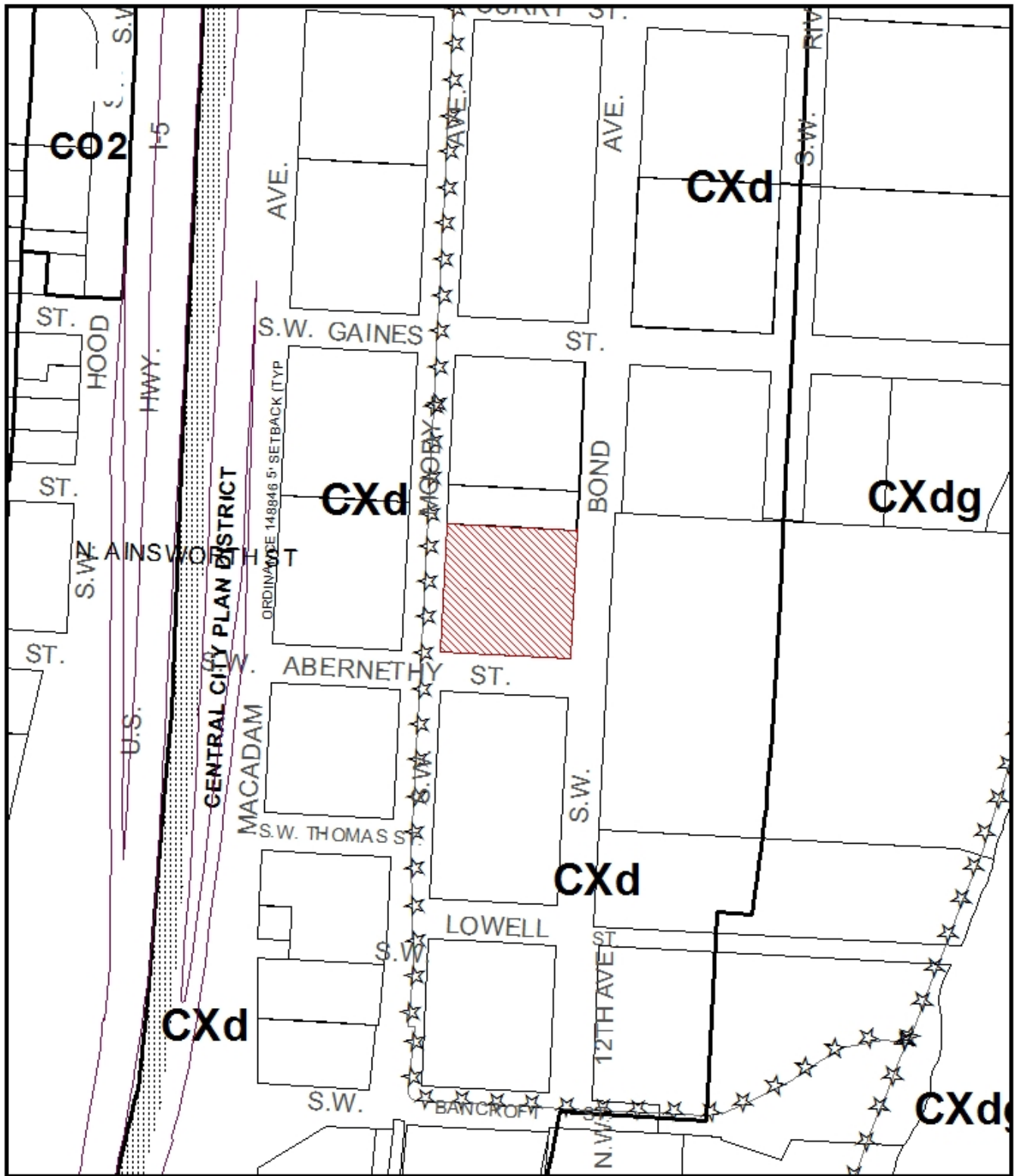
- The majority of the Commissioners present agreed that if the lobby at SW Moody is expanded to open to the courtyard, so that people entering the building have a view to the courtyard instead of a wall, the lobby then becomes an amenity.
- Consider ganging elevators at the center of the building, rather than having single elevators separated from each other. This would probably be less expensive to construct and would lessen the residents’ frustration when they have to wait for the elevators. This would bring everybody to the center of the building. The north and south stairs could remain where they are even if the elevators are relocated.
- If the design allows for expansion of retail in the club and fitness spaces, then to where are these amenities relocated? Be more convincing about where their future locations will be planned.
- Look at the open area of the courtyard entrance, fitness and club rooms, and leasing and how they all work together and how they are organized. The location of the bike parking also needs to function well. This building will be inundated with bikes.
- Provide details with regard to how deep within the wall plane the windows will be located.
- Bring materials to the Design Commission hearing. The Commission will want to look at these materials, including the block, windows, etc.
- Opening up the corners is great and is a counterpoint to what is happening in the rest of the buildings in the district.
- The transit stop on Moody is the coming home side where people will be approaching the building at night. Consider lighting at the corners to welcome residents home and increase safety. This is a kind of dead zone and anything that will make the entrance to the building safer and more pleasant, particularly at night, is encouraged.
- This is a dramatic step forward relative to the Matisse.

**Exhibit List**

- A. Applicant’s Submittals
  - 1. Original submittal
  - 2. Submittal at 12-6-12 hearing
- B. Zoning Map
- C. Drawings
- D. Notification
  - 1. Mailing list
  - 2. Mailed notice
- E. Public Testimony: None

F. Other

1. Application form
2. Notes from Pre-Application Conference, EA 12-193194
3. Memo to Design Commission for 12-6-12 hearing, dated November 26, 2012
4. Staff presentation for 12-6-12 hearing
5. Staff notes from 12-6-12 hearing



# ZONING

 Site



This site lies within the:  
CENTRAL CITY PLAN DISTRICT  
SOUTH WATERFRONT

File No.	EA 12-193183 DAR
1/4 Section	3429,3430
Scale	1 inch = 200 feet
State_Id	1S1E10DB 700
Exhibit	B (Oct 12,2012)