



City of Portland
Bureau of Development Services
Land Use Services Division

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MEMORANDUM

Date: June 7, 2013
To: John Meadows, BOORA Architects
From: Kara Fioravanti, Land Use Review
503-823-5892
Re: 13-106266 DA – Park Central (Block 15)
Design Advice Request Summary Memo from April 4th meeting

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 June 6, 2013 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

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 June 6, 2013. 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 approval of your project is desired.

Please continue to coordinate with me as you prepare your Type III Design Review application.

Encl:
Summary Memo

Cc: Design Commission
Respondents

This memo summarizes Design Commission design direction provided at the June 6, 2013 Design Advice Request meeting.

Ground Level

- Overton, Pettygrove and 12th feel more corporate than a home. South Auditorium has this condition and it is part of the impetus of our current pedestrian-oriented standards.
- More activity at the ground level is highly encouraged.
- The ground level needs, at least, more human scale if not active uses, ideally.
- Wrap units as a liner between the parking and the sidewalk at 12th, Overton, Pettygrove.
- Bring the tower lobby down to Overton. And, wrap units to cut down on blank wall, tall planters.
- Think about transitioning the useable courtyard space above the sidewalk down to Pettygrove and Overton, similar to what the CLSB did in South Waterfront.
- The NE and SE corners can be more predominate for a connection to the park.

Courtyard

- Struggling with it because it is raised AND setback.
- The width of the path is tight, is it a true invitation to circulate?
- The courtyard has a balanced and subtle design. It is calm and the angles make sense.

Comemrcial use

- The environment will change and there will be a critical mass to support commercial at this block. Start out with live/work (there are examples of successful live/work for rent on the eastside). Or, let the building be easily modified when commercial is desired. Show us how that conversion can easily happen in the future. Taller interior clearance – either keep the grade for an at-grade entry or over-frame the floor and have stoops for residential uses.

Fields Park

- Is the character of the park affecting this building? Respond to the dynamism of the park. Can you incorporate the elliptical shape?

Brick building

- Preference for a light building.
- Color is not necessary – a white building provides lightness and can satisfy the call for “color”.
- Consider the rooftop as the 5th elevation.
- Prior window patterning was more interesting.
- First floor should be taller.
- Windows should be metal for 2 reasons – the type of window proposed is best made in metal and the windows in both buildings should be of the same material.

Tower

- Incorporate a little more of the richness and sophistication that Block 15 has. Where is the other layer?
- Nervous about the curtainwall system – it is not crystalline, it is a lot of sticks. Do you contain the sticks with another material? The spandrel is long with a lot of bits – minimize those bits. Darken the slab edge at the balconies? Think of using a structurally a glazed system.
- Work with the boxes created with the cut-outs at the balconies.
- Type of glass will be critical, i.e. color, transparency, reflectivity. Be wary of glass that is dark in reality.

Simple Architecture

- If the street level is strengthened the architecture can stay simple.
- Be authentic and honest. But, make sure you incorporate visual delight, shadow/play. The window patterning of the brick building starts this – but go a step farther in the articulation of the openings, the tectonic pieces, subtle pattern, texture, light, shadow.

Exhibit List

- A. Applicant's Submittals
 - 1. Original submittal, May 9, 2013
 - 2. Submittal provided to Commission in advance of hearing, May 20, 2013
- B. Zoning Map
- C. 1. Drawings presented at June 6, 2013 hearing
- D. Public Notification
 - 1. Posting notice (4 pages)
 - 2. Certified posting
- E. Bureau Responses
none received
- F. Public Testimony
none received in writing
- G. Other
 - 1. Original Application form
 - 2. Memo to Commission, May 24, 2013
 - 3. Staff presentation, June 6, 2013
 - 4. Staff notes from June 6th Commission meeting