



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

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MEMORANDUM

Date: May 9, 2013
To: Barry Smith, Barry Smith Architects PC
From: Chris Caruso, Development Review, 503-823-5747
Re: EA 13-132366 DA – Market View 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 May 2, 2013 Design Advice Request. This summary was generated from notes taken at the public meeting and a subsequent review of the public meeting recordings.

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 May 2, 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 formal approval for specific elements of your project is desired.

Please continue to coordinate with me if you would like to return for a 2nd DAR or as you prepare your formal Type III Design Review application.

Site & ROW

- Include information about utility vault locations in the Type III application drawings and make sure that the proposed vault locations have been vetted with the utility company and PBOT.
- Work with PBOT on doing a curb extension at the corner of Market and 11th for better pedestrian crossing. This was proposed by the Benson Tower residents and the Commission is supportive of this intersection improvement.

Form and Scale

- The Commission supports the move away from the earlier design toward a more modern design that maxes out FAR.
- One Commissioner did not understand the battering on the east and west facades. It seems that there needs to be a better integrated heat gain solution around the windows that does not force the addition of a shading fin because the wall pattern was not able to really change to address the climate conditions. If a response to climate is the design concept, then the design should go farther in expressing this.
- Several Commissioners were not opposed to the battering if it was a language that unified the building.
- The full Commission felt that cohesion is important and it is strongly considered in these types of reviews. The Commission will be looking for overall cohesiveness and a good

relationship between the base and the tower. Coherency is a balance between components and is not necessarily about or requiring symmetry. Coherence can be present in both order and disorder and this design seems to be on the line between the two.

- Several Commissioners expanded on areas where the building did not seem cohesive and stated that the design needs to be pushed in one direction or the other to make the move to a fully modern design. The building seems to be in between the old and the new scheme and becomes less clear as you move down from the penthouse. The penthouse is a very modern move and the entire building should follow. The Commissioners further explained that there are quite a few decisions going on around the building that are not yet coherent, particularly the east elevation where there are too many languages all colliding together in the middle near the vents. This elevation needs to be cleaned up and simplified.
- Further discussion was had about other areas of the building where it seems like everything on the building is trying to call attention to itself. A big idea like this should be done with the simplest materials so that the idea can be expressed and really read. A complex geometry can often be better understood in simpler materials. Coherency can be built by tying facades with materials that work together around the entire building so as you turn a corner, the building feels continuous. The building is still not resolved. Make it less busy. Find geometric moves that tie the building together and compose it to be less restless.
- One Commissioner said that the building seems a bit static and cube-like and it could instead have more emphasis on the vertical to complement the thin tower on the nearby block.
- Several Commissioners said that a traditional division of base, middle, top may not be necessary but the base needs more strength and clarity if it is going to be part of the design. One idea is to make the piers larger and stronger. Another idea is to let the base be the base and the tower be the expressive part of the design.
- One Commissioner said that the traditional base with a sill is not working. Have one base two stories high and denote the pedestrian scale with the materials.
- All of the Commissioners stated that the east elevation is very problematic and confusing, and needs quite a bit of work.
- The west elevation is graphically broken down into three sections and that is a good start. Visually join these forms and create a real connection between them.
- The full Commission felt that the staggered north façade creates a great orientation. It is quite creative and will give nice street views to all of those units. The Commission is in favor of the north side setbacks.
- The community room on top and the sunrise and sunset decks are great, and the penthouse is a very thoughtful placement and inclusion in the project.
- The lightwell unit is sad. Something else needs to be done for that unit so it is not just facing a lightwell.
- Spinning the stair towers 180 degrees may help avoid the narrow deep and potentially very dark north-facing units.

Active Area on SW 11th

- The full Commission said that it is important that the design proposal prove how it better meets the design guidelines in order to receive a Modification to Ground Floor Active Use along SW 11th. While the SW 11th slope condition is a challenge, street activation is very important here. Look at the composition as a whole along this façade as it is not working yet. It still looks like the back of house. While some components work, about 60% of the façade at the street does not work. There must be human-scaled elements along this street.
- Some options for providing the required active uses along SW 11th include bringing the 1st level window sills down as far as possible along SW 11th at the double-height units to get more active space closer to the pedestrian zone, providing a porch at the SE corner to get more active use along the pedestrian zone, taking the SE unit and creating a more cohesive pedestrian experience to open the building base up to an active streetscape at that corner, providing landscaping to better visually activate the walls along 11th. The concrete area between the exercise room and the garage door could be a great location for art that would enhance the look of this wall. The exercise windows could be stained glass or grilles or something that gives some visual pop to this wall. Consider retail or office use at the SE corner since there are thousands of people riding past on the streetcar every day and a thousand people living in the immediate vicinity. A small neighborhood retail space may work here as 11th will be the pedestrian street and Market will stay mostly cars going by.

- The 11th Ave façade at the street is not inviting. Market that this is a good place to live by activating this street edge. Study other local residential buildings that have successfully worked out the problem of a sloping site while also providing good visual and physical access to active areas along the sidewalk edge. It has been done and could be done here. Provide precedent studies of successful active street edges with the next presentation.
- Having shallower (less than 25 feet deep) Ground Floor Active Use spaces along SW 11th is a supportable Modification request if there is more actual active use space along this street.
- One Commissioner said that the sill is a wonderful touch but at 5 foot tall and above, may seem intrusive.
- Exhaust vents blowing out onto pedestrians walking by is not supportable. Parking exhausts should be located somewhere else, perhaps in the NW corner of the site. There should not be any louvers at the pedestrian level.

Ground Level on SW Market

- The majority of the Commission said that the ground floor window pattern along Market is successful and could also be used to unify the building while one Commissioner said that the expression of the two-story units is good but the mix of windows is distracting.
- The main, more traditional entry seems incongruous with the rest of the project as well as on this scale of building.

Materials

- It is great that the project is working with technological innovations in materials.
- The building needs to be simplified in materials and patterns. One less window type on the building would help tone it down and pull it together. Another way to create coherency would be to have a single material on the building base and a separate material on the tower so they are totally different in look or the base material could go up the tower to create additional vertical coherency.
- Wood siding does not seem to be contextual to this neighborhood and wood will not be a durable enough material, but the idea of something tactile at the base is a nice idea, and a board-formed finish at the base sounds good and could be quite successful.
- Design for permanence at the ground level. Consider how the materials will stand up to tagging and other urban abuses. Any base material should be durable.
- The Commission said that the metal siding will have to be fully and carefully detailed if it remains in the project, particularly where it comes together with other materials and where it bends in two directions. They are interested in seeing how the zig-zag panels evolve. And will need to see the next level of detailing of how the battering interacts with other elements like balconies to be okay with the battered walls.
- Be clear about what the material is between windows, is it wall material or window material as this will change the look of the building.
- The concrete party walls are fine but you could also look at the materiality of them to see if other design options are possible in this material. The party walls could also be metal or something like Swiss Pearl.
- Exposed concrete seems to be most successful in this climate when it is covered or otherwise protected on public facades.

Adjustment & Exception

- Both the adjustment for parking access across the streetcar tracks and the oriel window exception are supportable by a majority of the Commission.

BES Comments 5/3/13 Stephen Himes 503.823.7875 stephen.himes@portlandoregon.gov

- Staff did not comment at the DAR, but as the project appears to have changed since it was reviewed by staff under 12-215106 DZM, the applicant should be aware that any changes to the stormwater management plan need to be reviewed and approved by BES. Since it appears % ecoroof coverage has changed significantly, the applicant is encouraged to submit preliminary plans and stormwater calculations to staff listed above for review and comment.

Future DAR

- The Commission unanimously suggested returning for a 2nd Design Advice Request if the project schedule allows for it. This may help avoid multiple Type III hearings

- The Commission also recognized that the schedule may require the project to apply for a Type III design review and clarified with the applicant that multiple hearings may be required prior to granting approval for the project.

Encl:
Summary Memo

Cc: *Design Commission*
 Respondents

Exhibit List

- A. Applicant Information
 - 1. Narrative
 - 2. CD of images
- B. Zoning Map
- C.
 - 1. Site Plan
 - 2. Rendering
 - 3. 11" x 17" Drawings (14 pages)
- D.
 - 1. Mailing list
 - 2. Mailed notice
- E.
 - 1. Application form
 - 2. Staff memo
 - 3. Staff PowerPoint presentation
 - 4. Site images
 - 5. Early Assistance information